BOSSERT HOUSES

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A method of construction that assures a higher standard of materials and workmanship with economies that radically reduce building costs

1917 Edition

LOUIS BOSSERT & SONS, INC.
ESTABLISHED 1859
BROOKLYN NEW YORK

LOUIS BOSSERT & SONS, Inc.

invite you to visit their plant in

BROOKLYN-NEW YORK

and inspect the

Bossert Houses

erected on the grounds, and those in the course of construction.

It is desired that

prospective customers see the manufacturing of houses of the

Bossert Idea

showing their superior quality and construction.

THE BOSSERT IDEA

Foreword

Before it is possible to deal intelligently with the features of Bossert construction it is necessary to clear away any possible impression that this method has any relation whatever to the so-called "ready cut" or "take down" forms of structures. There is positively no similarity in any detail, whether of principle, quality of material, method of joining or final result.

Bossert houses are capable of immediate setting up and taking down any number of times and this fact leads to their being confused with "take down" houses of temporary character. Bossert houses are as permanent and stanch as any frame house can be built to be. As for the "ready cut" house idea, that is chiefly an advertising device to sell building material by mail, as any well equipped dealer in building supplies can deliver all of the same material out of stock.

THE Bossert Idea had its inception in a realization of the many difficulties that stand in the way of the average family wishing to establish its own "owned" home.

The average family builds but once in a lifetime. It is the most considerable and critical of all operations of a material nature that have to be thought out and worked out.

The home building problems that the Bossert method goes so wonderfully far to simplify and make easy may be grouped under four general heads, as follows:

COST

Years of delay in carrying out home building desires are caused by discrepancy between house requirements and means. Each family has in mind a certain standard and size of house, to attain which a long period of saving, even sacrifice, is needed.

The greatest part of the cost is labor, and a very great part of the labor cost goes into lost motion in the shape of the goings to and fro of workmen, piece-meal methods in every detail of operation, workmen's errors and their doing over, expensive waits for delivery of this or that quantity or piece of material and innumerable other like items that must be allowed for but which add no value to the house. Contractors' profits, lumber dealers' profits, hardware dealers' profits, painters' profits and many other profits are a big item.

The Bossert method does away with every one of these useless items and so reduces the cost of labor that the house of the desired size and standard can be owned and occupied years before it might be possible under the ordinary conditions.

LOCATION

Where to build is an equally serious problem. Many a family waits for several years before venturing to decide upon a neighborhood and a site. Even then unforeseen conditions and circumstances lead to disappointment and inescapable regret. For once a site is selected, ground broken and building started in the ordinary way, the die is cast. The decision is made irrevocable, for better or for worse. Bossert Houses change all this. You can literally pick up your house and go. This, while not the most vital of the Bossert features, is the most wonderful one, considering the stability of the structure. To move the whole establishment from one site to another is simply about double the task of moving from one house into another. The furniture is taken out and stored a few days; the house is taken down, removed and re-erected. And this in a house that fully meets the requirements of the Building Code of New York City for houses of permanent construction.

ALTERATIONS

To make any alterations or additions to the house erected by ordinary methods means practically rebuilding. Most often it means abandonment of the home for a considerable period. And the cost of the operation is out of all proportion to the end gained, due to the destruction of material and general difficulties. Moreover, the result is seldom wholly satisfactory. Bossert Houses are absolutely elastic. They are adaptable to changes and additions in a sense utterly beyond anything that can be considered in connection with ordinary buildings. Nothing is torn down or destroyed. You simply describe what you wish done and the Bossert architects make up the new plan, on which you can order the correct additional Bossert units, at a cost so low as to be amazing compared to the result.

ARCHITECTURE

Its house of residence is a family's highest expression of its ideals and condition of life. The desire to have an attractive home is inseparable from the ambition to own a home. So strong is this desire that luxurious appearance, even pretentiousness, is strived for to the utmost of the means available. Bossert construction is wonderfully adapted to architectural treatment. The ordinary house seldom measures up to the highest architectural standards. The Bossert House cannot be otherwise than of the highest merit in this respect, for each and every one is designed authoritatively. This is as true of the smallest as of the largest Bossert House, regardless of the particular style of architecture in which it may be done. Moreover, due to the many savings in cost, a far more ample and commodious structure can be planned in Bossert construction than can even be considered in the cheapest grades of ordinary method.

BOSSERT WORKMANSHIP

IT would be altogether impossible to take even the grades of materials used in Bossert Houses in their separate states and equal the Bossert workmanship as to details of joining and finish. It could not be done at any cost.

A study of the details of Bossert construction in this book will make it clear why this is so.

The house that is built in the ordinary way is full of deficiencies as to details of workmanship. Every detail of Bossert work is letter perfect, each operation by an expert and special machinery that does nothing else.

It is well known that the staunchest construction of wood is found in ships. The Bossert house is built like a ship. In working out the Bossert Idea ship construction was studied and furnished the basis of the Bossert method.

This method, moreover, necessitates the very highest grades of lumber and materials. Cheap lumber could not go through the processes, even if it were desired to use them.

In every way the Bossert House is everything that a house can be.

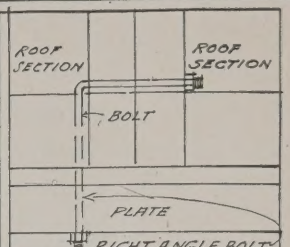
VARIOUS STRUCTURES

While Bossert Houses are being built on as high as a $25,000 scale and down to $250, the advantages of the method are equally great in such structures as garages, boat houses, play houses, offices and many others.

In a larger way, churches, school houses, country club houses and hospital buildings of Bossert construction have been tremendously successful.

The range of buildings to which Bossert methods have been applied is demonstrated in this book. These, however, by no means represent the limits to which the Bossert idea can be extended.

·CONSTRVCTION· ·DETAILS·
OF
·BOSSERT· ·HOVSES·
·SHEET № 1·



SECVRING VERTICAL SECTION, PLATE, AND ROOF SECTIONS.
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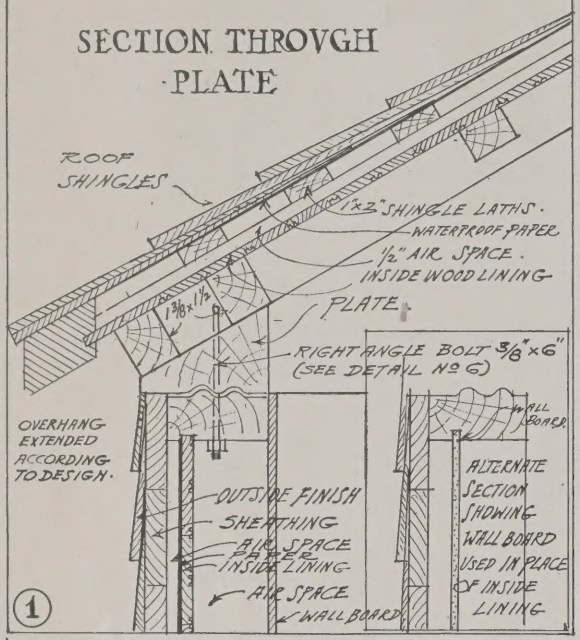
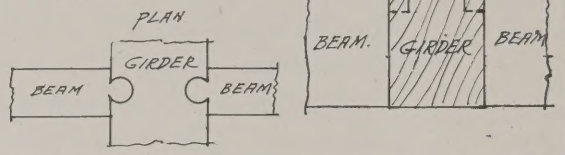
SECTION THROVGH ·PLATE·



(1)

GIRDER AND BEAM ·CONNECTIONS·



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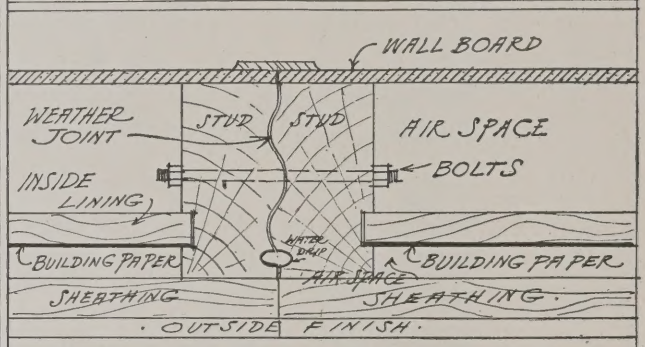
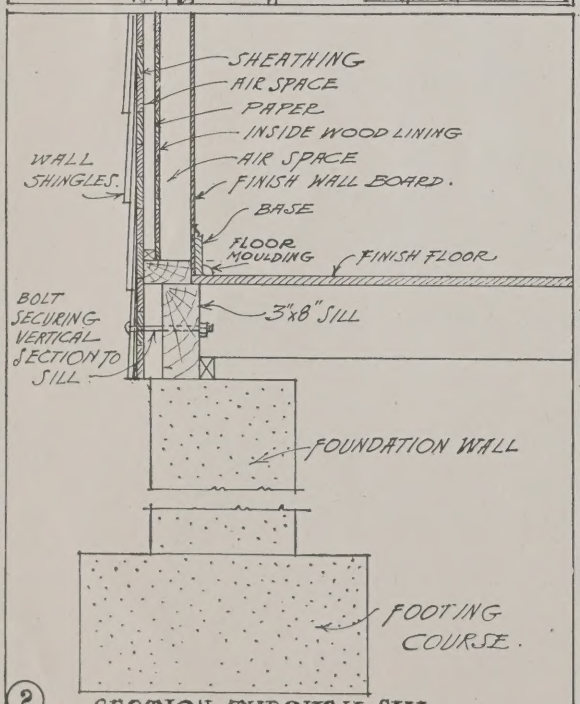
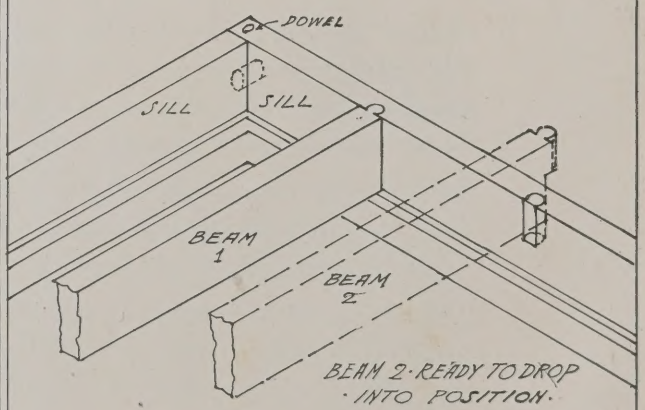


(4) ·CONNECTION OF VERTICAL SECTIONS·



(2) SECTION THROUGH SILL



METHOD OF FRAMING AND ·LOCKING BEAMS TO SILLS·
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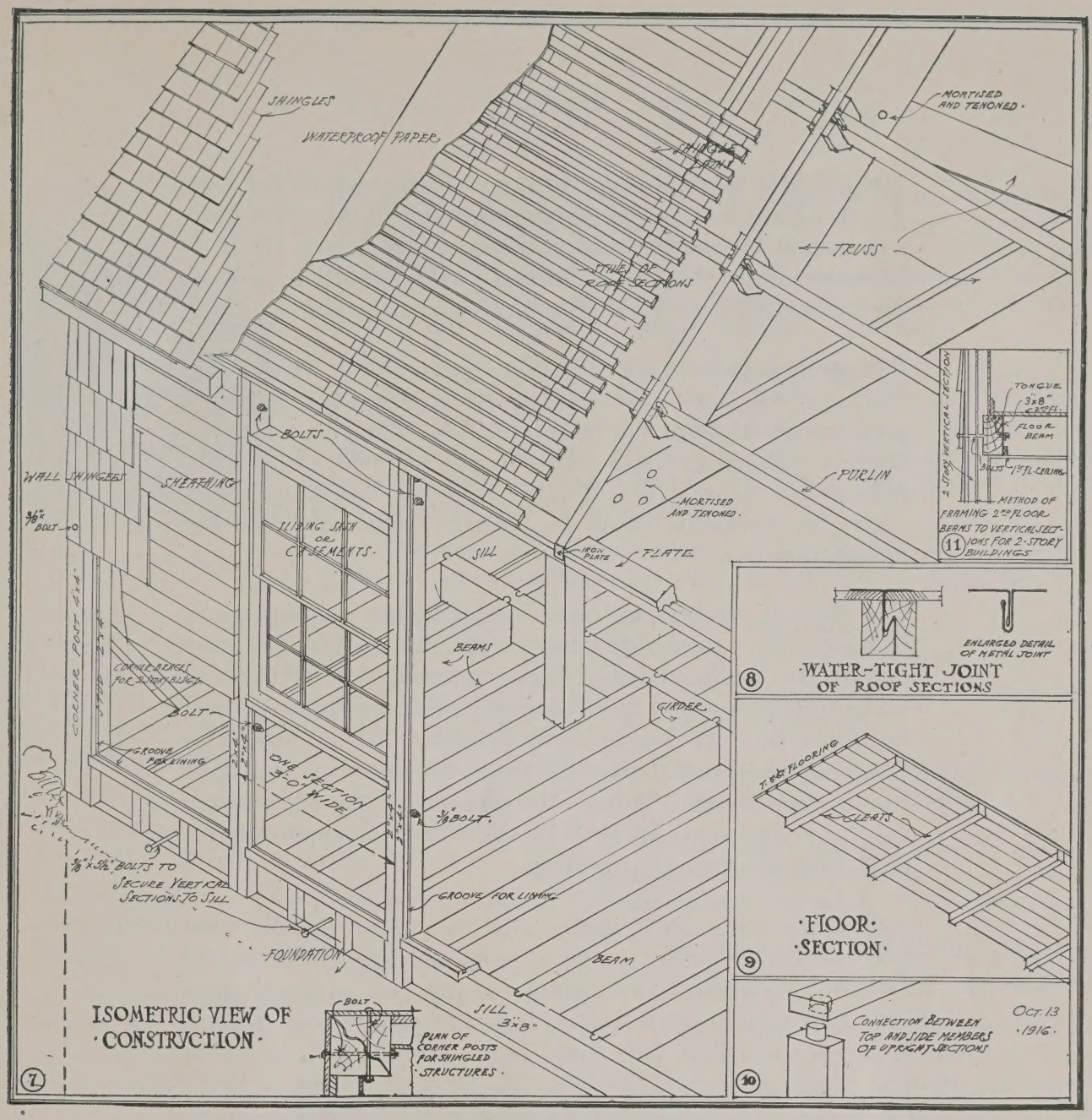


Bossert Details of Construction

THESE drawings show at a glance a few of the details of Bossert Construction Methods, and the prospective builder by a study of them can readily see how much stronger and more logical this method is than the old-fashioned hammer and nail construction, and also how much stauncher and warmer the finished house is.

In the light of experience and study we are constantly making improvements in construction and adding new ideas for greater strength and greater convenience. For this reason we reserve the right at all times to make changes in construction along the lines of progress and improvement.

PERHAPS there is a site in the city upon which for long you have had an eye. Figure it out on the Bossert basis and you will simplify the problem amazingly. Or if it is in the country, many additional problems will be solved, such as labor, supervision, slowness of construction.

Perhaps somewhere there is the spot of your dreams, on the bank of some still flowing stream, or in a patch of pine woods high on the mountain side. Maybe you have already selected this spot and you pay periodic visits, wondering how long it would take to put a house up there, where the materials could be brought from, how good the local builder is.

The Bossert method of construction makes it unnecessary to wait. Two unskilled laborers can put up in a few days one of the smaller houses; there is no chance for them to make mistakes, every section, every piece fits into the part built for it. No longer is it necessary for a man who wants a delightful house to enter the building business for the time being and have the pleasure of the right house in the right place spoiled by the muss, disappointments and delay of ordinary building.

Just as the automobile maker sells you a car cheaper than you can construct it, we, by buying and manufacturing in tremendous quantity and standardizing our units, can provide you the complete home, logically constructed, a great deal cheaper than you could have it built, and in much less time.

Our construction plans are by no means limited to the examples of our work shown in this book. If you have any home in mind, any photograph, any drawing in a magazine, talk it over with us or write us about it.

We can adapt our methods to any style or any period. Every one of our houses is complete, is built to last, after the method of the old time builders with wedges and bolts instead of nails, with air chamber sections cool in summer, warm in winter.

A Word About Our Prices

Front view of office

IN quoting prices on the following houses a good deal depends on the local conditions. We therefore quote approximate prices only. We have, however, tried to quote very liberally, and almost all the extras, such as plumbing, lighting, excavating, masonry, etc., can no doubt be shaded, except under the most adverse conditions.

Under plumbing we have figured medium priced fixtures of good grade and piping such as is permitted under New York City regulations to ten feet outside of buildings. Bathrooms would have tub, lavatory and water closet. Kitchen to have two wash trays, enameled sink, coal range and boiler. Under this heading we have also included leaders and gutters.

The most efficient way of lining interior walls we have found to be by the use of wallboard covered at points with wooden panel strips.

Trim is all figured as poplar primed, 6" base, 7/8" base moulding, 7/8" floor moulding, standing trim to be about 4". Panel strips about 3/8" by 1¾". As trim comes primed in white, the decorating can cost but very little.

We can, however, arrange to substitute any kind of trim and will be pleased to submit estimates on special houses.

Beams of second floor may be exposed below by putting wallboard between them. This makes a very good beam ceiling effect.

Under excavating, masonry and chimneys we have figured concrete foundation at 25c cubic foot and excavating at 50c per cubic yard.

Chimneys and other stonework are priced in proportion.

These prices will vary, to be sure, in different localities. Consequently these quotations are only approximate.

Casement windows in place of up and down windows may be had at $2.50 per window additional.

No wooden mantels are included in any of the quoted prices.

No cellar-doors, cellar-sash or cellar-stairs of any kind are included.

We have figured in our erecting charges as shown no railroad fares or board. These, however, will prove small items.

Hardware will match with design of house and will be of very good grade.

Houses, of course, may be erected on wooden post foundation or masonry piers with cellar underneath only, at a proportionally less price.

When desired and where distance is not too great we will draw up specifications and undertake to furnish plumbing, wiring, erecting and do all masonry work on a ten per cent basis above cost.

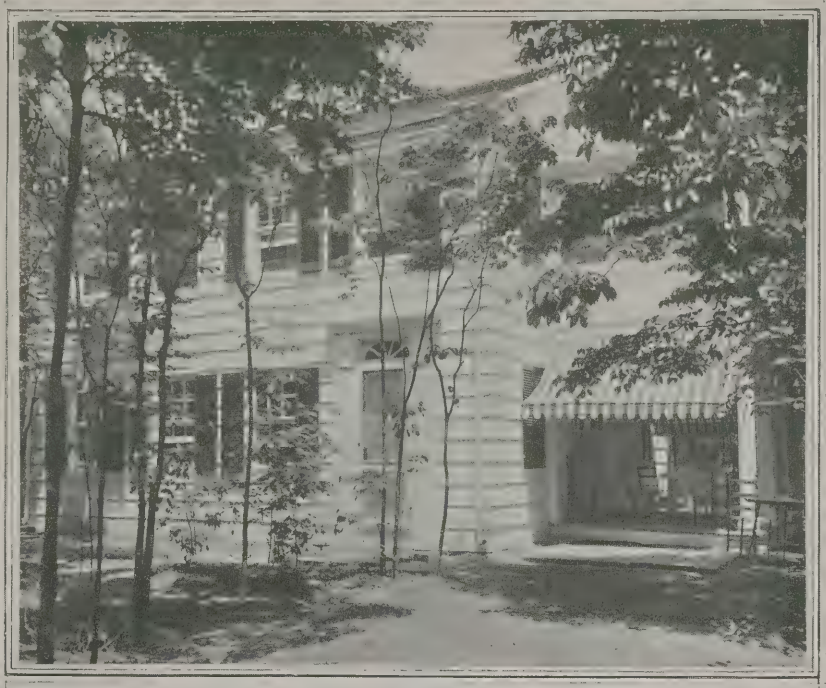
Rear view of one of the mills

A HOME AT JERICHO LONG ISLAND

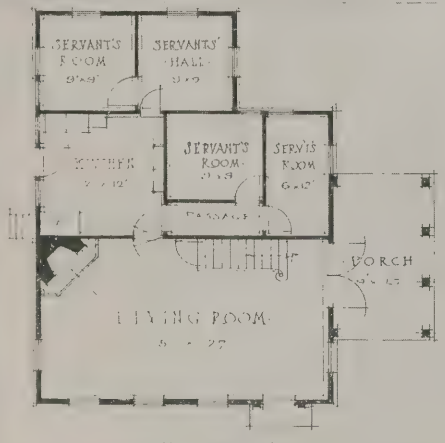
VIEW FROM SOUTH

THIS Bossert constructed Home at Jericho, Long Island, as shown on this and the following page, has been especially designed for its location and environment. It follows in its general design the traditions of Long Island Colonial architecture and all details of its construction have been carried out to conform to the general style of the building. A study of the floor plans on opposite page will reveal an interesting arrangement of rooms. This building is lined throughout with wallboards and can be occupied at all seasons of the year.

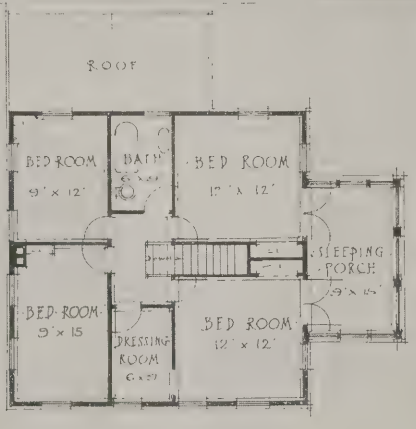
A HOME AT JERICHO LONG ISLAND



VIEW FROM SOUTH WEST



FIRST FLOOR PLAN



SECOND FLOOR PLAN

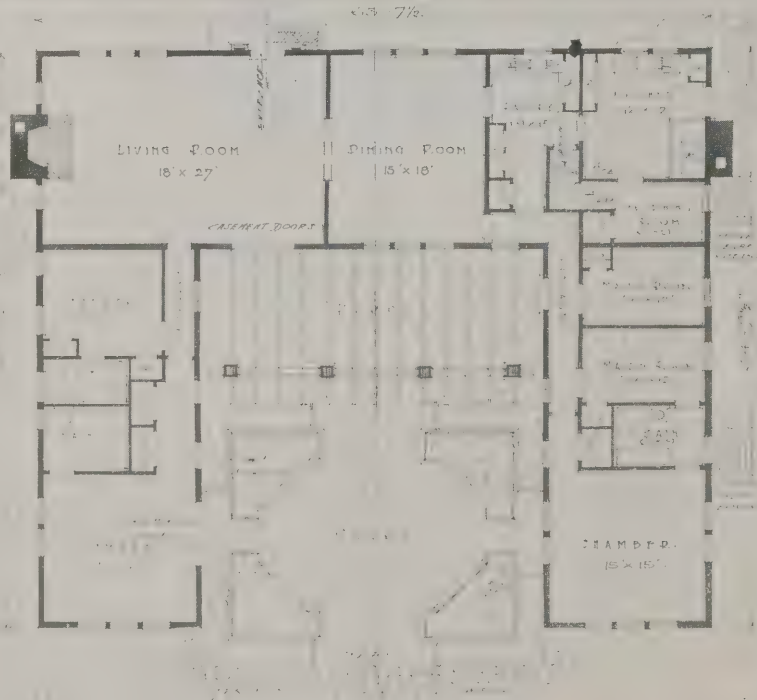
THE main part of this house is 27 feet x 27 feet. It has an extension of 9 feet x 18 feet. It comprises eleven rooms, two porches on first floor, sleeping porch on second floor, a bath, and a cellar under entire building. In order to obtain so many rooms in this size of a building it was necessary to evolve an economical planning arrangement. This has been accomplished as the plans will illustrate by reducing the hall and passage space to a minimum. An attractive and useful feature of this building is the two story porch, the upper part of which is screened in and used as a sleeping out porch, accessible from two rooms.

A RESIDENCE AT PORT WASHINGTON L.I.

VIEW FROM SOUTH

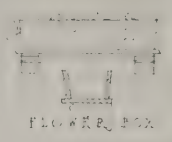
ATTIC PLAN AT HALF SCALE

SCALE 1/8"

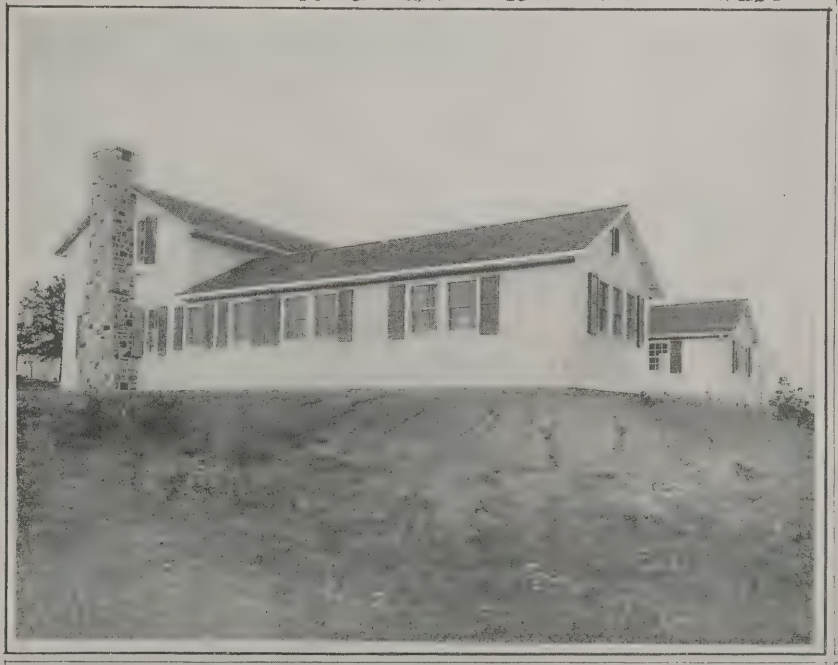


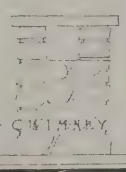
FIRST FLOOR PLAN

·A·HOME·AT·PORT·WASHINGTON·L·I·



·VIEWS· ·FROM· NORTH-EAST· AND· ·SOUTH-WEST·



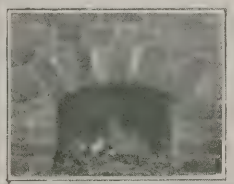


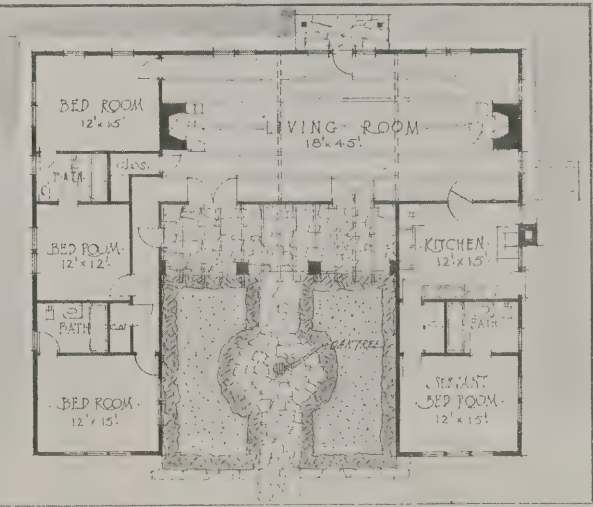
RESEMBLING in form the Patio House. This model was reproduced in Colonial style. The charm of the large white shingles and beautiful stonework is greatly diminished by not showing same in the actual colors. This house was a special design drawn for the owners.

A RESIDENCE AT WEST ORANGE NEW JERSEY

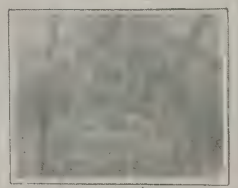
AN interesting example of what may be accomplished by means of the Bossert method of construction, with an exterior stucco finish, is here illustrated in a one story week-end residence at Pleasantdale, West Orange, N. J. In this case, the nature of the site and the surroundings are such as to favor the adoption of this style of architecture. The building is situated on gently sloping ground, facing south, with a thickly wooded background and an extensive view to the east, west and south. An examination of the plan will show that the rooms are arranged in such manner as to form a court enclosed on three sides, with the open side facing south. This arrangement has certain advantages in that this court or open space may be enjoyed in the coldest winter weather, where one may sit protected from the cold winds and get the benefit of the reflected warmth from the sun's rays striking the surrounding walls. There is a huge Living Room with two open fireplaces. The room has a clear height of 16 feet and is open from the floor to the ridge. That it is comfortable at all times is due to the form of construction which provides an insulating air space around all sides and the roof. There are three master's bedrooms, two master's baths, a kitchen, a servant's bath and quarters for servants. There is a large and roomy cellar under the entire building. On account of the availability of building stone on the site the foundation walls were built of stone, the porch floors, the exterior chimneys and

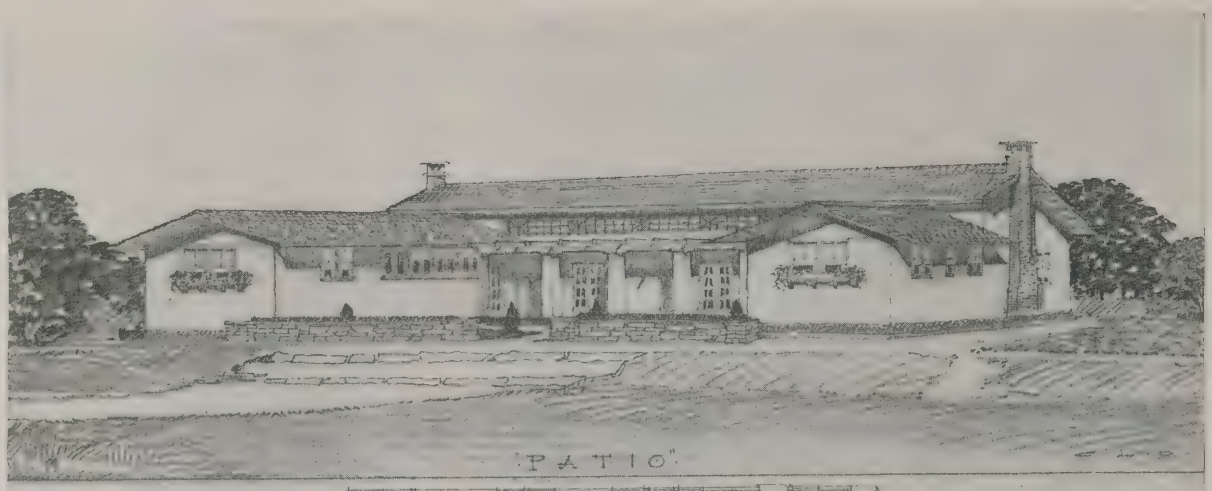
considerable stone paving of walks are executed in selected stone from the site, an unusually soft and pleasing effect having been obtained through a careful selection of this material. On account of the clayey nature of the soil, drainage trenches were dug around the house and these were afterward filled with broken stone. The house is equipped with every modern convenience and the best of materials

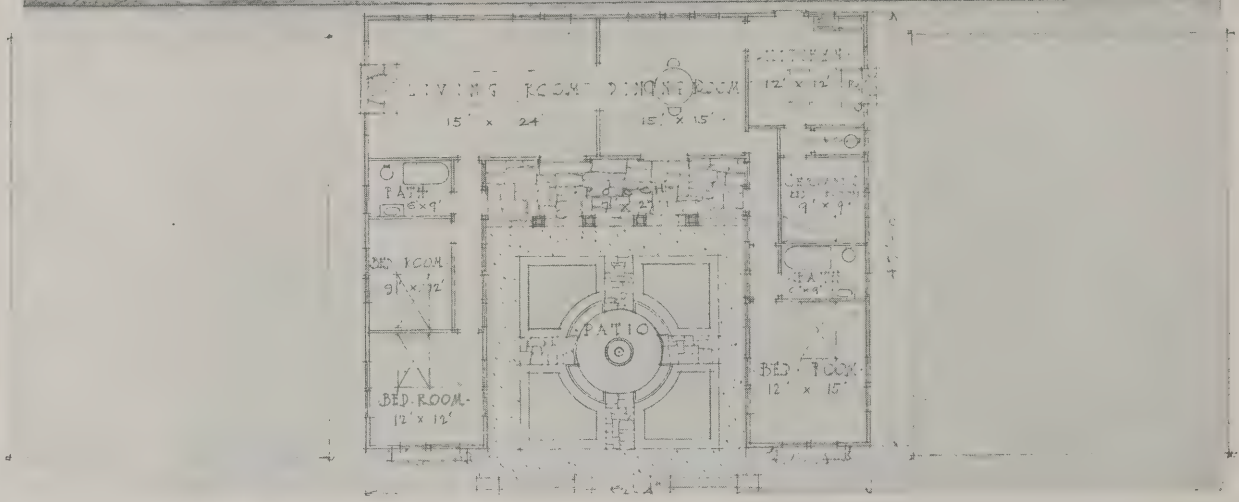




have been used throughout. There is a hot-water heating system, electric wiring, ice machine, a system of piping for hot-water service to all plumbing fixtures with a separate hot-water heater in the cellar, the best grade of plumbing, and a scientific sewage disposal plant. The exterior presents a pleasing and picturesque appearance and needs only the planting of vines, shrubs, flowers, to complete its setting.







Patio Model

IN the land where the palm trees grow and where February means sunshine instead of slush this design is particularly adaptable. As in all the plans, it permits of variation in room arrangement to meet your requirements.

The simple design of the roofs and side walls ensures the rapid erection of this model by the Bossert method of construction. If required a cellar for storage or heating may easily be provided.

A charming feature of the design and one admitting of great decorative possibilities is the court between the wings, with its stonepaved Pergola. The main rooms open up on this, giving full access to sunlight and air. A terrace may be added opposite the Patio depending upon the location and the view from the principal rooms. The grouping of these various units forms a picturesque whole, and in the environment found in southern climes will produce a very artistic effect.

The exterior wall surfaces are designed to be built of boards presenting an even surface to which stucco on wire lath may easily be applied. The use of stucco in this house will give an exceptionally good appearance. The roofs are shingled sections, stained and designed with overhanging eaves as shown.

Price, F. O. B. Brooklyn, including wallboard and trim - - -	$3,500
To erect and paint, approximately	350
Stone work foundation, cellar under rear part, approximately	$1,000
Plumbing - - - - - - - - -	700
Electric wiring - - - - - - -	150
Stucco - - - - - - - - - -	1,500

The entire house, approximately $7,200

Jericho Model

IN planning this model the ideal of saving room and making each room count has been constantly before the architect.

The Jericho is a two-story country residence with eight rooms and bath—the principal rooms being lighted and ventilated from three sides.

The popular modern idea of an outdoor sleeping porch is included, also an enclosed porch, complete with screens for summer use, is connected with the large living room by means of French casement doors.

The small room adjoining the principal sleeping room may be used either as a sewing room or a child's sleeping room.

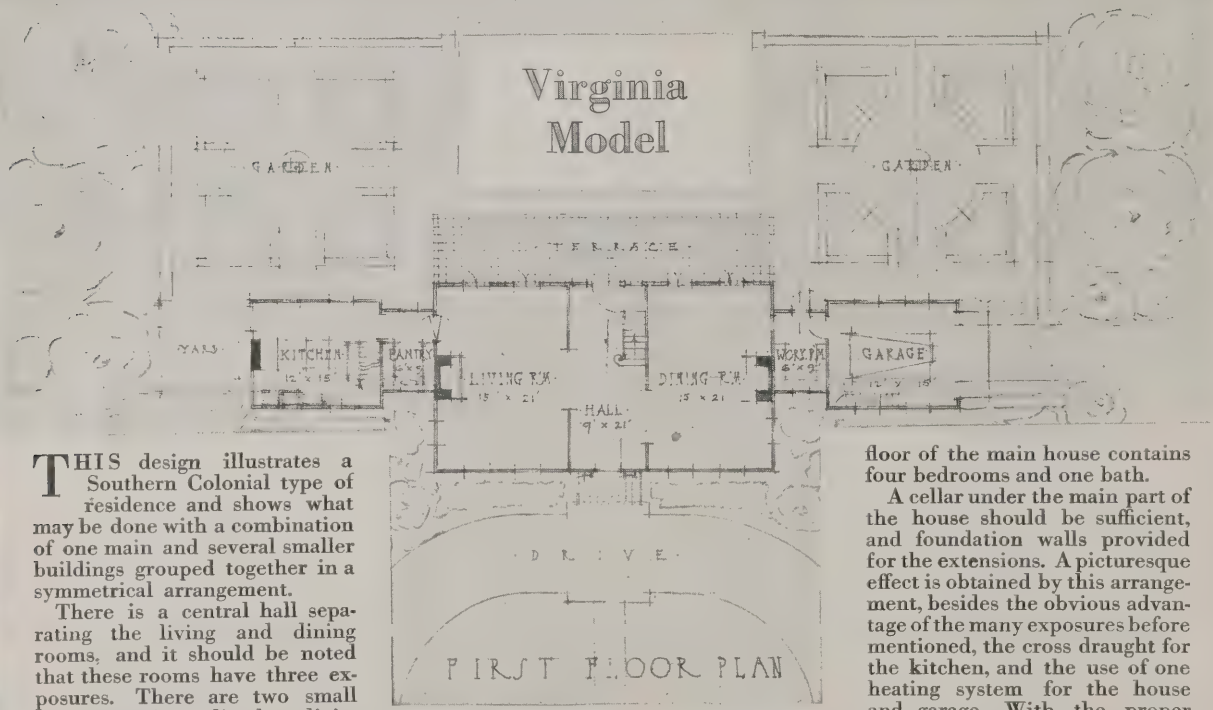
As in all our plans, this house can be modified to suit the individual needs of the buyer. The exterior of this home is distinguished by the beauty of simple outlines rather than meaningless ornamentation. Shingles are used in all wall and roof surfaces—roof stained and side walls painted white. The entrance doorway is carefully correct and all the special details, such as enclosed porch, flower boxes, bracket, mantels, stair railings, etc., are executed under our personal supervision by skilled mechanics.

Price, F. O. B. Brooklyn, including wallboard and trim	$4,080
To erect and paint, approximately	500
Excavating foundations and chimneys, approximately	$1,500
Plumbing, approximately	450
Electric wiring	150

The entire house to cost approximately $7,000

PERSPECTIVE

Virginia Model



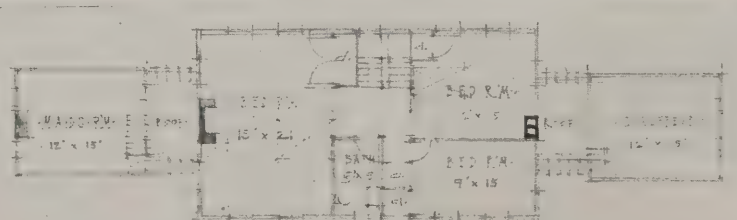
THIS design illustrates a Southern Colonial type of residence and shows what may be done with a combination of one main and several smaller buildings grouped together in a symmetrical arrangement.

There is a central hall separating the living and dining rooms, and it should be noted that these rooms have three exposures. There are two small extensions immediately adjoining the building, the one next the dining room being used as a pantry and the other as a workshop, entered from the outside.

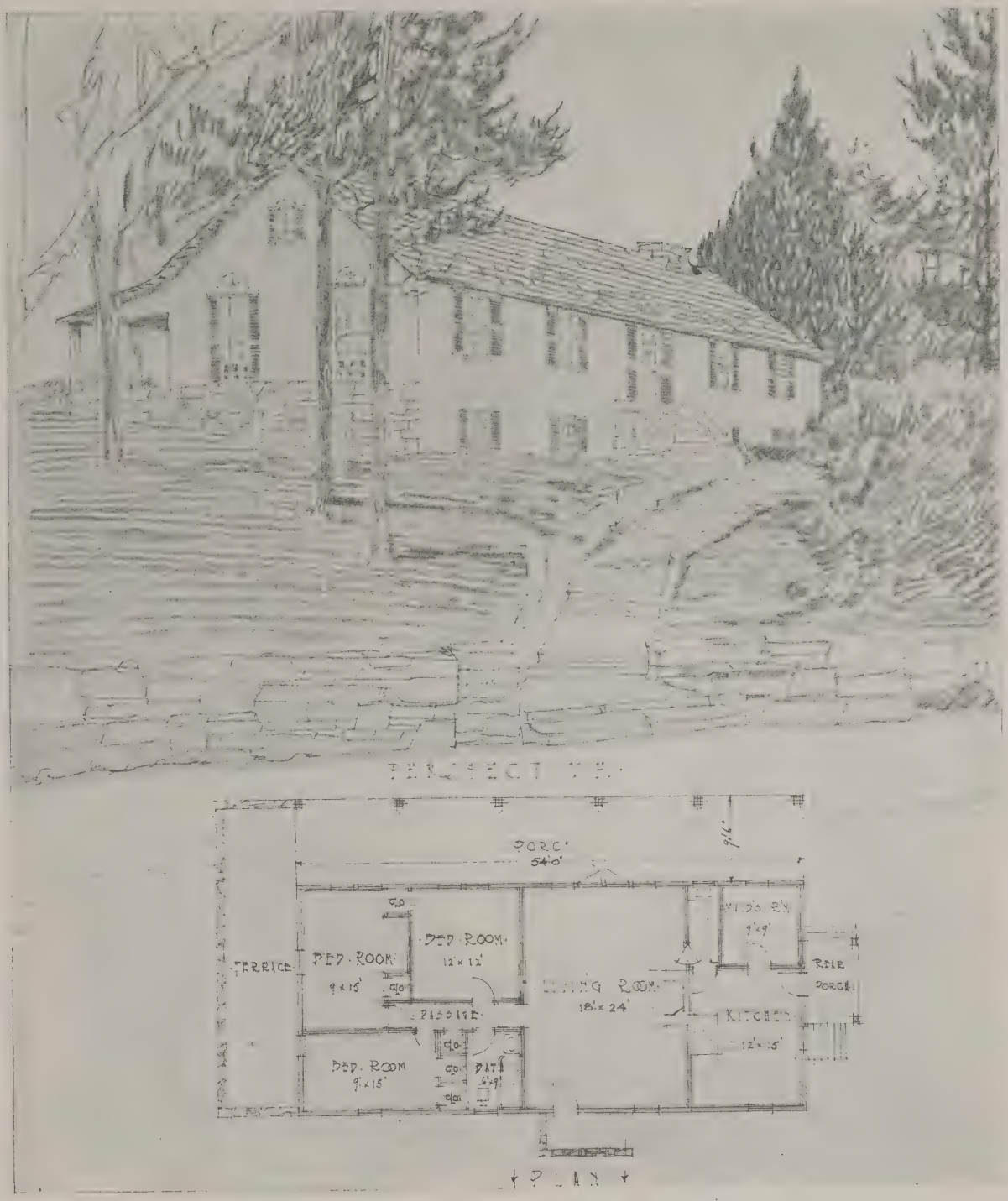
Adjoining the pantry is a separate building used as a kitchen with servants' quarters overhead.

Next to the workshop is situated the garage and over this is a chauffeur's room. The second floor of the main house contains four bedrooms and one bath.

A cellar under the main part of the house should be sufficient, and foundation walls provided for the extensions. A picturesque effect is obtained by this arrangement, besides the obvious advantage of the many exposures before mentioned, the cross draught for the kitchen, and the use of one heating system for the house and garage. With the proper location, setting and planting, this building should make a most successful and livable country home.



SECOND FLOOR PLAN



Bermuda Model

A BUNGALOW with character in its general lines. A comfortable and substantial home with its broad porch and adjoining terrace, the large, well proportioned living room, the grouping of the bedrooms and bath, and the location at the extreme end of the house of the commodious kitchen, pantry and maid's room, all add to the charm of arrangement. The stonework of the terrace stands out in bold contrast to the stuccoed walls and shingled roof, the latter stained a pleasing red or green. The walls if stuccoed should be done in white marble stucco. Siding or shingles may, however, be substituted for the stucco walls. Foundations, chimney, and fireplaces like terrace could be made from field stone found in most every locality. The interior may be treated in any of the various ways mentioned elsewhere in this catalog.

Square House Model

THIS building, as its name implies, is built on a square plan, covering an area 30 x 30 feet, exclusive of porch. Specially designed for easy erection by the Bossert method and embracing all of the desirable features of a modern dwelling, with ample sized, well lighted and ventilated rooms. An especially large living room, 15 x 30 feet, is the principal feature of the first floor.

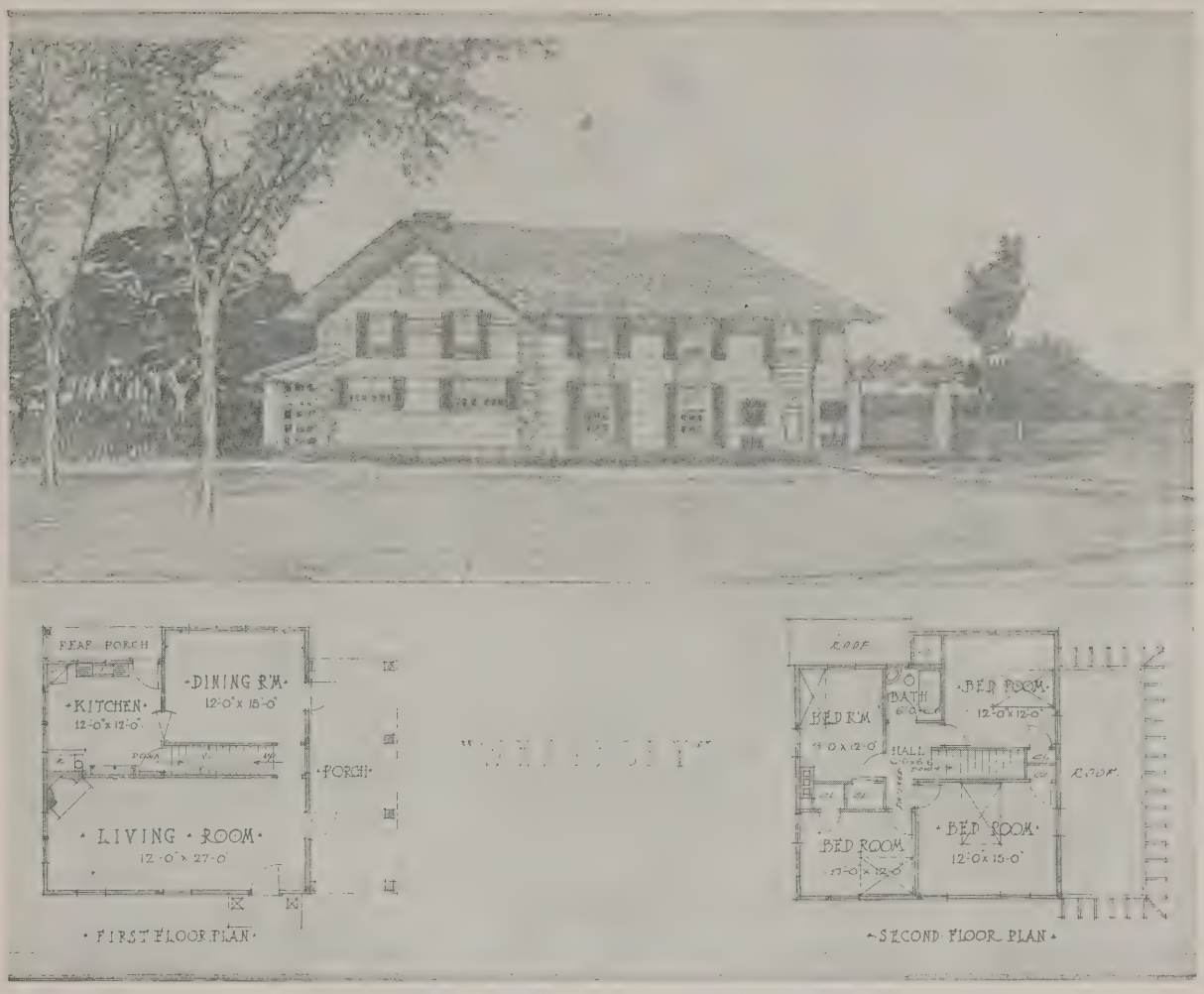
A centrally placed stairway makes possible an economical space-saving arrangement of rooms on the second as well as the first floor.

A unique arrangement of windows on the second story at all four corners of the building, where the windows are grouped, gives to each bedroom the effect and benefit generally derived from a bay window.

The porch columns may be designed and erected in wood or masonry, as desired.

It would not be possible by any other arrangement to cover as many square feet of room space with an outside perimeter of 120 feet of wall as is enclosed by this plan.

Price, F. O. B. Brooklyn, lined with wallboard, with interior woodwork all painted one coat - - - $3,750



Westbury Model

ROOMS of fine proportion—no waste space. All the requirements of a delightful two story dwelling of seven rooms and bath characterize this model. It has been especially planned for erection by the Bossert logical, permanent method of construction.

A family can live in year round comfort far from the bustle of the city—yet with all its conveniences—in this home.

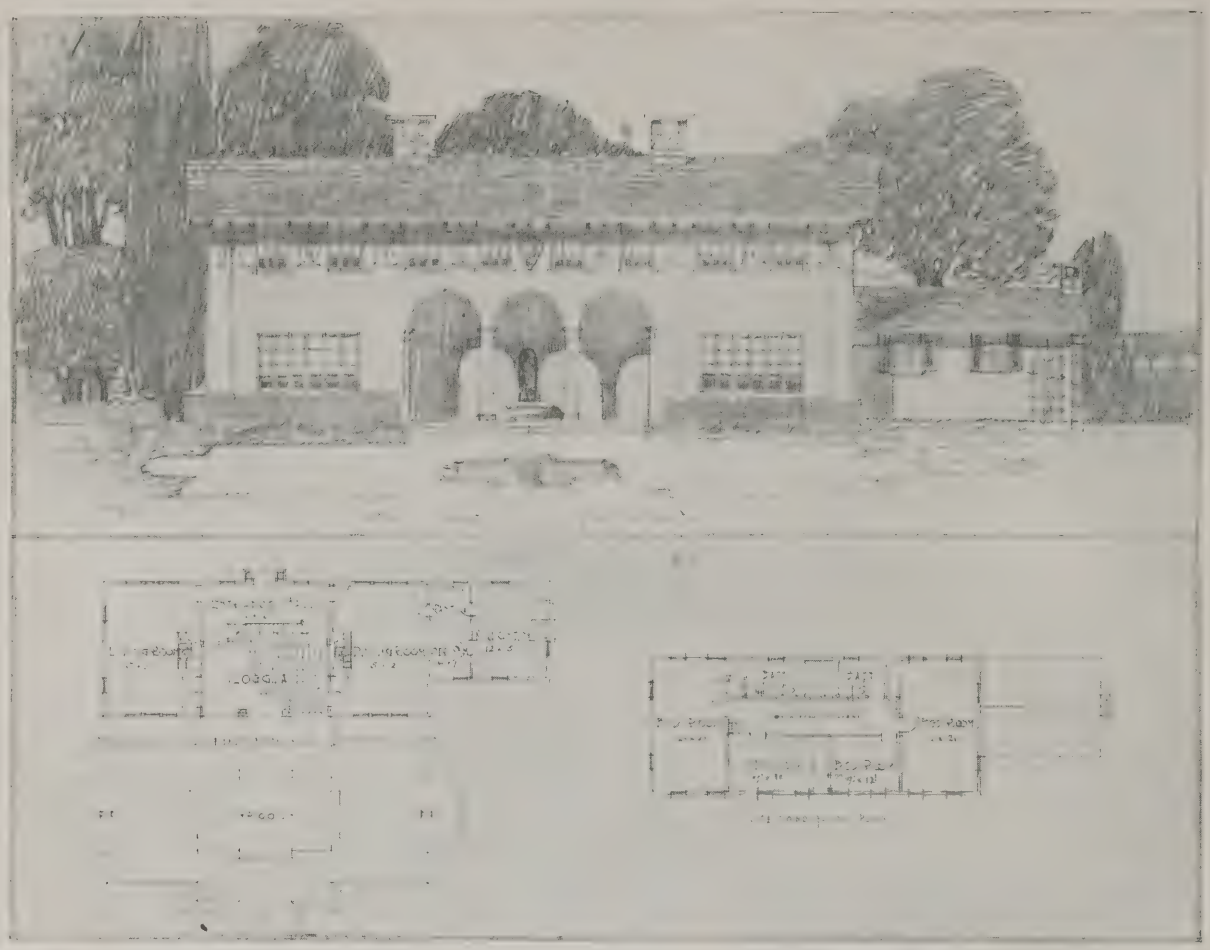
The use of the square plan encloses more area with the same amount of exterior wall than any other shape. The large comfortable living room extends across the entire front and opens upon the porch, which in winter may easily be enclosed in glass.

Large shingles, painted white, are used for the exterior walls, the roof shingled and stained, the shutters painted green.

The interior trim is in harmony with the general design.

Price F. O. B. Brooklyn, including wallboard and trim	$3,035
To erect and paint	400
Foundation, excavating and chimney	$700
Plumbing	400
Electric wiring	100

The entire house to cost approximately $4,600



Hacienda Model

THIS plan presents an unusual arrangement of rooms, but has many attractive features. It is designed with entrance and stair hall on the north side.

Between the Living Room and Dining Room on the first floor and within the wall line of the building is placed the Loggia, which is open all along the south side. The Loggia may conveniently be used as an outdoor Living Room or Dining Room. Placed in the centre of the house on the garden side it is an attractive feature in connection with every part of the first floor.

The Loggia floor is of brick or tile and the sidewalls are of stucco. A wall fountain is placed against the north wall.

The south front faces a large terrace arranged as a formal garden. The place of this is determined largely by the character of the terrain.

All of the rooms have this southern exposures and the principal rooms have exposures on three sides.

The Kitchen has good cross draught.

Prices on application.

Port Jefferson Model

IN this sketch is shown the possibilities of the Bossert construction as applied to a one story building which is composed of a group of smaller buildings joined together.

In the central building is placed the living room and the dining room. On account of their size these rooms should have high ceilings, and this part of the structure is therefore higher than the wings, which are built of the standard height. The effect produced by this arrangement is decidedly picturesque, and for those who like plenty of air and sunshine in their rooms this plan has obvious advantages. Moreover the plan loses nothing in convenience of arrangement. The chimneys are of local field stone and the porches are paved with it also. In localities where this material is not available brick would be used.

In the living room and dining room the ceiling rafters and sections could be left exposed, giving considerable height to these rooms. These rafters, roof sections, trusses and other exposed woodwork could be stained a pleasing gray or soft brown color. Together with the fieldstone chimneys, casement windows and doors this would make a delightful interior. The exterior walls are of shingles spaced eleven inches to the weather, painted white or stained a light gray, and the roof is of shingles of a weathered dark gray color. The shutters are painted a soft green.

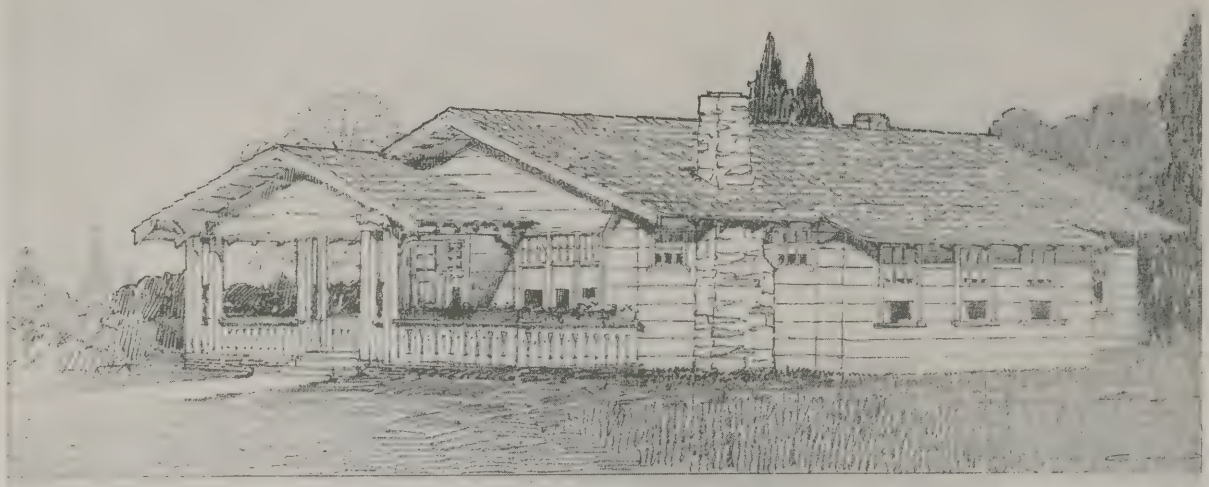
Hammered wrought iron hardware would be very effective here. As for the interior wall surfaces, these could be treated in one of several ways as described in another part of this catalog, whether covered with wallboard, in panels, or the regular interior construction.

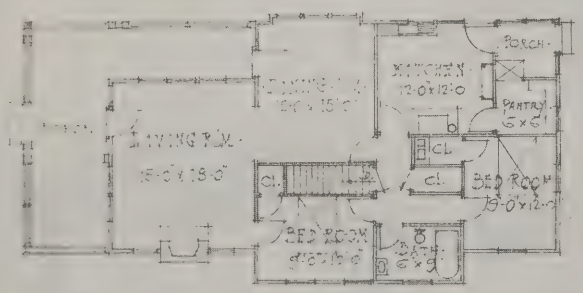
As this house is supposed to be as close to the ground as possible, if no cellar is provided for, a double floor is recommended. In kitchen wing and pantry, interior walls are of N. C. pine, oiled. In dining room and living room walls are of plaster board set in panels, as are also the private baths and master's wing. Bedrooms have overhead ceilings, but dining room and living room have ceilings extended to roof.

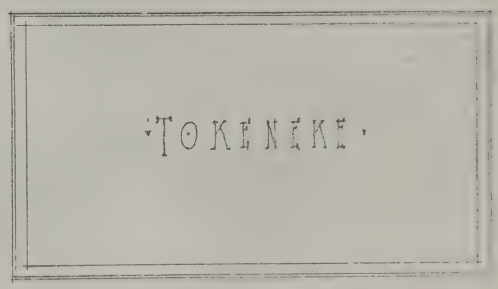
Wooden gutters are included in our estimate, but leaders would be for the plumber.

Price, F. O. B. Brooklyn	$5,200
To erect, including post for foundation	700
Chimneys, fireplaces and stone porches	$1,000
Plumbing	1,000

The entire house to cost approximately $7,900







Tokeneke Model

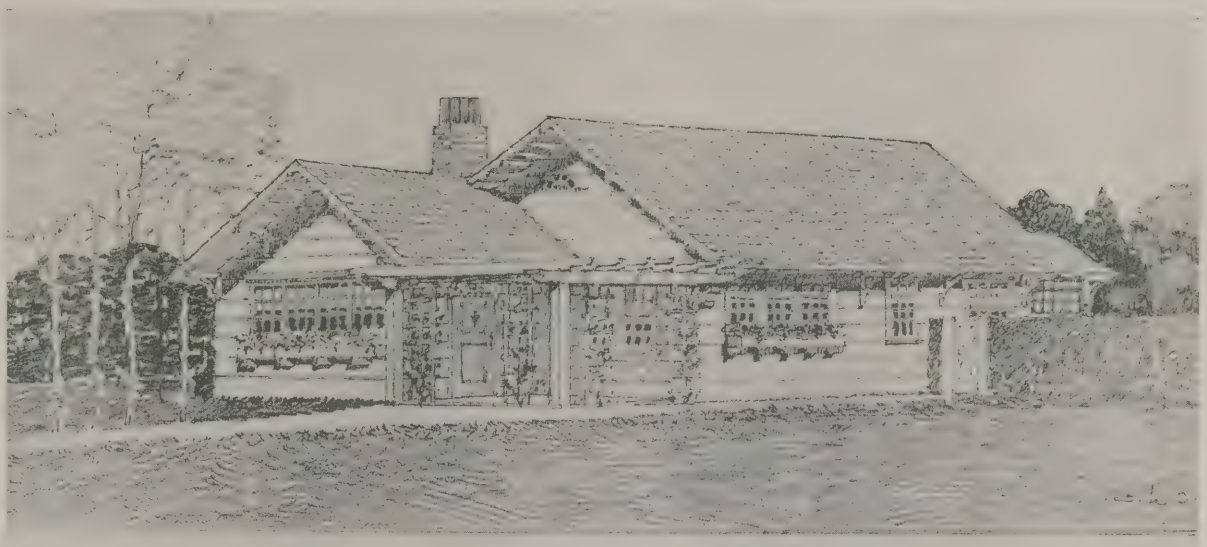
HERE, again, as in the "Bayshore," is shown a five-room and bath all-year-round dwelling of the bungalow order, which can be erected on a 40-foot plot.

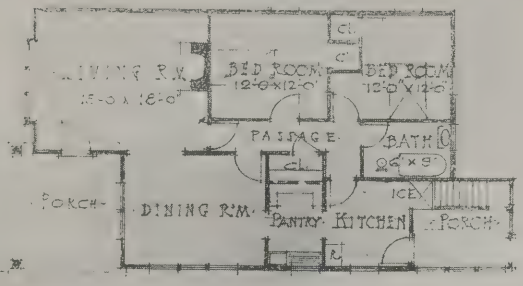
Ample sized rooms and lack of waste space are the dominant features of this plan.

The sleeping rooms and bath are properly isolated from the living portion of the house to ensure privacy. The principal rooms, living room and dining room, have access to the porch.

The exterior, in the Swiss style, has wide overhanging eaves, wide clapboards and an outside chimney stack of local field stone.

Price, F. O. B. Brooklyn, lined with wallboard, with interior woodwork all painted one coat - - $3,000





Bayshore Model

IF the plot you wish to build on is narrow, even as narrow as forty feet, this model offers a peculiarly good solution to your building problem.

As the plan shows, there is a complete arrangement of five rooms and bath, with access to the cellar from the rear porch.

Ample closet and pantry room is provided, and all rooms are of comfortable size, arranged for convenience.

As in all our suggested plans, this can easily be modified for individual cases.

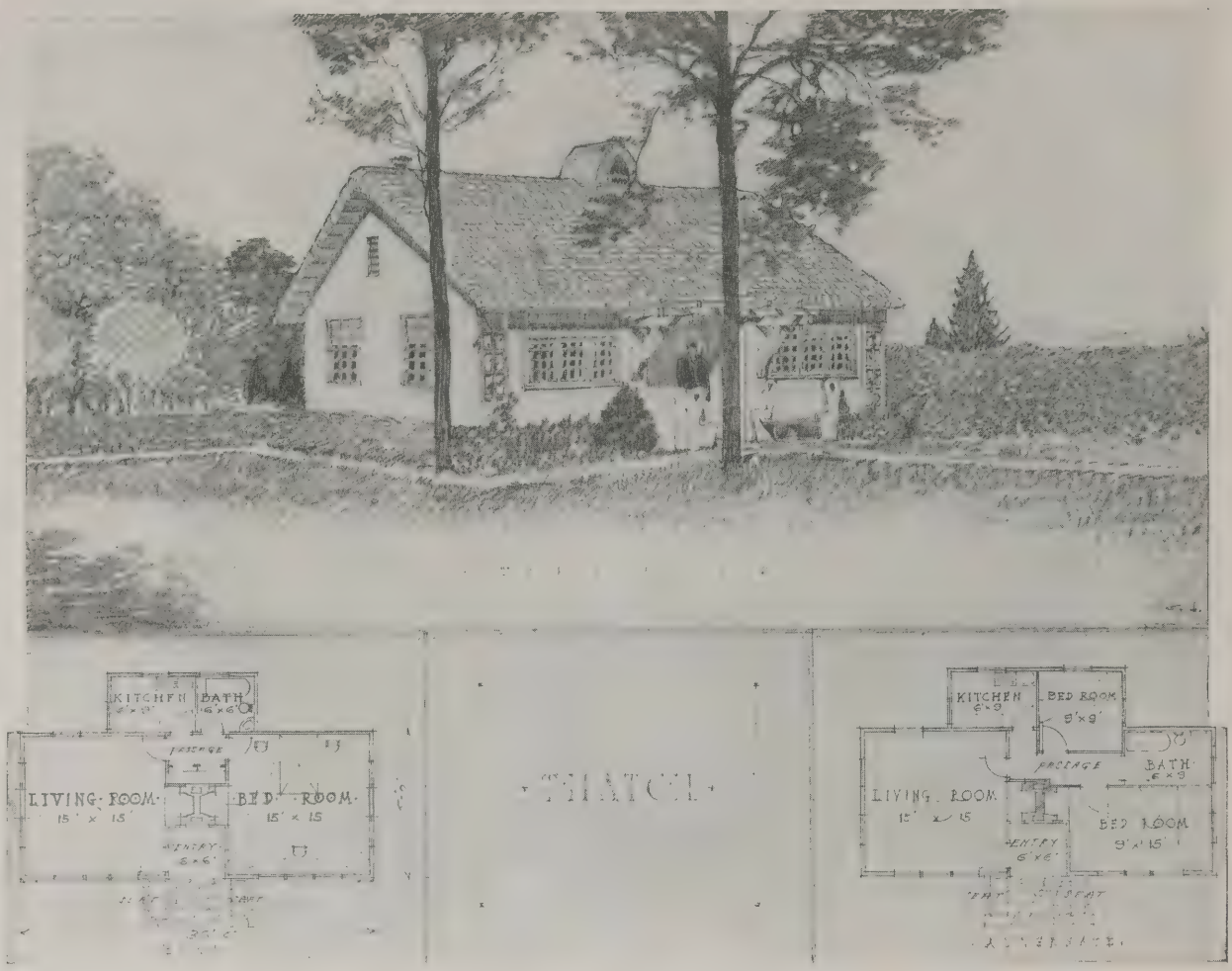
If the location of the plot makes it necessary the plan may easily be reversed, keeping a bright southern exposure for the principal rooms.

Exterior walls of wide clapboards or shingles. The front porch is treated as a pergola with lattice panels.

This model makes a very attractive appearance in its proper environment, and offers the seeker for a moderate priced but attractive home an ideal solution.

Price F. O. B. Brooklyn, including wallboard and trim	$2,500
To erect and paint, approximately	400
Plumbing	$ 435
Chimney, masonry and excavation	1,000
Electric wiring	125

The entire house to cost approximately $4,500



Thatch Model

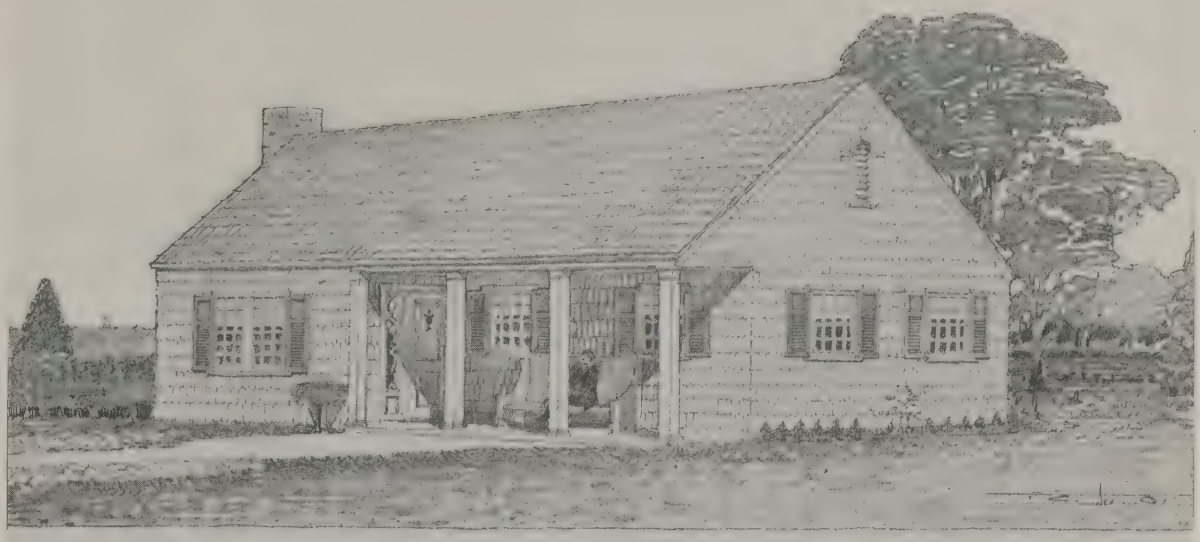
SIMPLICITY of plan and picturesqueness of exterior are the principal characteristics of this design.

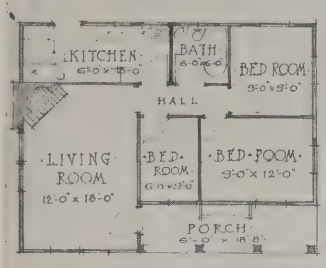
The small passageway between the living room and bed room serves to connect all of the rooms and ensures privacy, while the fireplace provides a central feature for both living room and bed room, at the same time saving the cost of an extra chimney. The porch floor is laid in brick or flat stones on a level with the ground. The exterior surfaces are built of ship-lapped boards painted white, presenting a perfectly even surface, or may be stuccoed. The roof is shingled, with shingles at the gable ends steamed and curved over the edges, producing the pleasing effect so often seen in thatched roofs. In case this building is erected over a cellar, a stairway from the passage to the cellar is provided. The plan admits of some variation, and an alternate plan is shown.

Price F. O. B. Brooklyn, with North Carolina pine and oiled finish inside	$1,400
To erect, approximately	75
Wallboard and trim	$135
Plumbing, approximately	350
Masonry, chimneys, foundation and cellar, approximately	375

The entire house to cost approximately $2,300, complete.

If stuccoed, add about $200





"CHATHAM"

Chatham Model

CONVENIENCE of arrangement and simplicity of construction, together with the simple but effective treatment which characterizes the Colonial style, combine to produce in the "Chatham" a dwelling meeting all the requirements of a five-room country house.

The type of house, with its rectangular foundation, without extensions of any kind, and its straight, uninterrupted roof surfaces, make the simplest form of roof construction possible. One flue suffices for both living room and kitchen.

A passageway connects all of the rooms, ensuring privacy for the sleeping rooms, as well as an indirect passage from the kitchen to the living room.

The porch has a wood floor and is arranged to be one step above the ground.

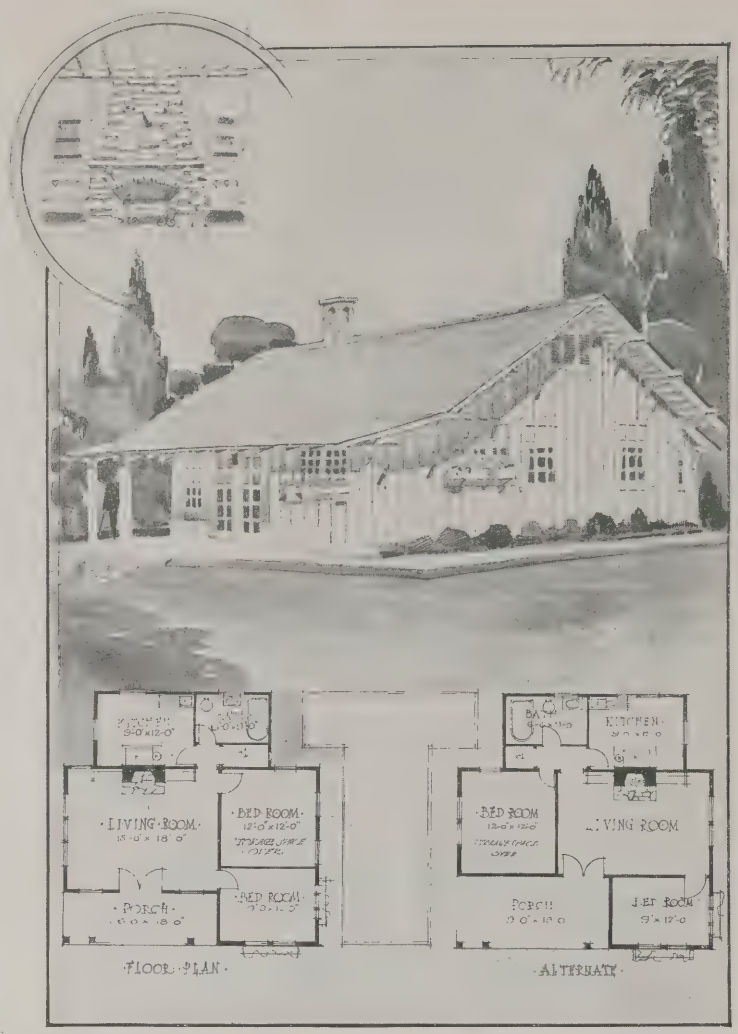
The exterior walls are built of large shingles with an 11" exposure to the weather, and painted white. The roof is covered with shingles, stained.

The porch posts are square, with caps and bases. The entrance door has solid panels, painted white, leaded glass side lights and a Colonial knocker. The porch ceiling is ceiled with tongued and grooved material and painted white.

The interior trim, doors, base and mantel and any other additional features desired, such as bookcases, window seats, etc., are detailed to be in conformity with the style of the building. The shutters are specially designed with green square solid panels in upper part and are suitably painted. The upper part of the house is used for storage, and this acts also as a ventilated air space, which is desirable.

Price, F. O. B. Brooklyn, with North Carolina Pine and Oiled interior	$1,500	Wallboard and trim, optional	$165
To erect, approximately	100	Plumbing—approximately	350
		Masonry, chimney, fireplace and excavating, approximately	450

The entire house to cost approximately $2,400 complete.

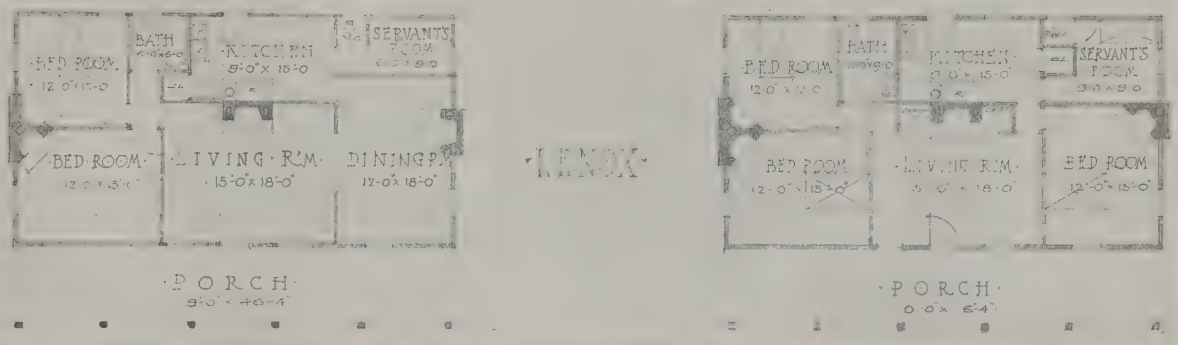


Chalet Model

THE "Chalet" is designed in the Swiss style and is well adapted for a mountain bungalow or camp. It has four rooms and bath. The living room is 15 x 18 feet, the bedrooms are 12 x 12 feet and 9 x 12 feet, respectively, the kitchen 9 x 12 feet and the bath 6 x 9 feet. A large-sized storage closet adjoins the kitchen. The chimney is placed so that the kitchen range may be connected up to it. Should an oil stove be used, the chimney may be erected on the outside wall of the living room on the center line of the gable. In order to obtain the exterior effect shown, the outside wall sections are built of boards and vertical battens and stained, the roof shingles and all other exterior woodwork is stained.

Price, F. O. B. Brooklyn - -	$1,475	Plumbing, approximately - - -	$350
Wallboard and Trim - - -	150	Masonry, chimney foundation, fireplace and excavating, approximately	325
To erect and paint, approximately	200		

The entire house to cost, approximately, $2,500 complete.



Lenox Model

GENEROUS sized rooms and porch are the principal features of this plan, which includes a large living room, three sleeping rooms, bathroom, kitchen and servant's room. An alternate plan shows a dining room in place of one sleeping room if so desired. There are three stacks provided, thereby giving each room a fireplace, the kitchen range being connected with the central stack. The bathroom is separated from the living room and bedrooms by a separate passageway ensuring privacy. The main body of the house is a rectangle with simple roof construction, assuring rapid erection.

The porch roof is built of separate sections, and its wooden columns may stand on a wood or masonry floor as desired. The building is designed to have its first floor level and close to the ground, and is best suited for a level space. The side walls and roofs are of shingles painted white and the chimneys are of brick. Shutters are provided, and all doors, trim, interior woodwork of every description, including mantel of individual and separate designs for each, are provided; and accessories such as seats, bookcases and other built-in work are all designed and executed to conform to the rest of the structure in order to ensure a perfect unit.

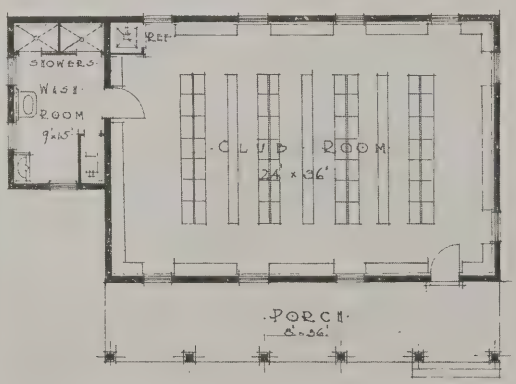
Price, F. O. B. Brooklyn	$2,500	Plumbing, approximately	$400
Wallboard and trim	150	Chimneys, excavating, foundations, and cellar, approximately	850
To erect, approximately	225		

The entire house to cost approximately, $4,100 complete.

GOLF CLUB HOUSE · LONG BEACH

Eastchester Model

Price, F.O.B. Brooklyn, $2,000. Cost to erect including posts for foundation about $200.

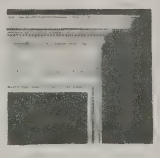


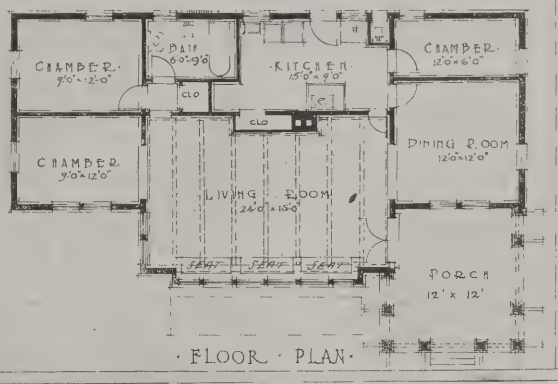
Plumbing as shown, about $240. Chimney and fireplace may be added.

THIS building consists of two rooms and a porch. The main or club room is used principally as a locker room, the extension being used as a lavatory and wash room, and contains two shower baths. The porch is wide and long, and is designed to be in proportion with the building. The wall shingles are painted white, and the roof shingles stained. All of the windows have solid panel shutters with scroll saw cut-outs. A point not to be overlooked in the construction of this type of building, is that the Bossert method allows of enlargement without waste. For example: The section forming the entire east gable wall could be taken down, the building extended, and the old gable sections erected on the end of the building, thus forming the new end wall, whereas in the ordinary method of construction the removal of such a wall would involve considerable time and labor, and a large part of the material would be wasted.

·AN ALL YEAR ROVND HOME·
·AT HOWARD BEACH L·I·

Jamaica Bay Model





·FLOOR · PLAN·

THIS building as erected is an all-year-round dwelling and has a good cellar under the entire building. This cellar contains a steam heating apparatus. Besides the regular standard air spaces and paper lining this house is lined with plaster wallboard throughout, forming an extra insulation against the cold as well as serving for decorative effect. There is a large attic space between all room ceilings and the roof, convenient for storage. This also acts as an insulator. The house faces the south and all the rooms are cheerful and airy, particularly the large living room, with its group of windows on the front. The house is also wired for electricity, has a well arranged and equipped kitchen and plumbing of best grade, approved by the Bureau of Buildings of New York City, and is equipped with a high grade of fixtures. The porch is screened in summer and enclosed in glass in winter. Altogether, this is a compact and at the same time roomy home and as an examination of the plan will show every inch of space has been utilized. The exterior is of white painted shingles. The shutters and surface dark green.

Price, F. O. B. Brooklyn, $2,250

ERECTED AT COLD SPRING HARBOR L. I.

Newtown Model

Description of House at Cold Spring Harbor

IN general the floor plan arrangement of this house is the same as the Westbury and is somewhat similar to the one erected at Jericho, shown on another page. It would be difficult to find a more economical arrangement of rooms than is shown on these plans for both the first and second stories.

By comparing these plans it will be seen that variations are possible without destroying the scheme. The rooms could be reversed if found necessary to conform to the location, or more rooms could be added, as in the Jericho.

The stairs are placed between partitions.

Price, F. O. B. Brooklyn, - - - - - - - -	$2,000
Cost of erecting, approximately, - - - - -	$200

Summer and Play Houses

THE Garden House, here illustrated beside a tennis court, represents a useful type of combination tea house and grandstand.

It is of the sort much used in England, the open end being toward the walk or tennis court, the other sides being enclosed with windows, which are arranged as casements. This house may be used in a small garden on a town lot, at the end of a flower-bordered walk. The size of the Garden House is 12 x 18 feet.

Price, F. O. B. Brooklyn, $375

How to Plan and Order a House

THERE are many things to be taken into consideration in planning a house. To begin with, the requirements must be well determined, the number of rooms and their sizes, the shape of the property, the points of the compass, the contour of the ground, the character of the ground for the site, etc.

It is well to locate the house on a soil which is gravelly or sandy in preference to rocky or clay soil, both on account of easy excavating and the drawing off of rain water around the house, also if the gravel and sand are good the material may be used in the foundation work.

The highest part of the property would be preferred for the location of the house, generally speaking, or a location in which the natural drainage of water would be away from the house.

Having determined upon the location the next step is to observe whether the principal rooms would face in the proper direction according to the points of the compass. It is desirable of course to locate the important rooms on the south or southeast and southwest side of the house, and the unimportant ones such as baths, stairhall, etc., on the north. Another point to consider is the view of the exterior surroundings from the principal rooms when situated as above described. These various matters should be borne in mind when selecting a site.

Having determined upon the site and location of the house thereon, the arrangement and sizes of the rooms, if one story or two story, is the next thing in order. It must be borne in mind that the size of the house determines the cost, and that one should have a pretty fair idea of the sizes of the rooms which will best meet the requirements, and where it is desired to keep down the cost not to plan on rooms which are unnecessarily large. There are a number of illustrations in this catalog, the object of which is to suggest types of houses, plans, etc., which are specially arranged to be constructed by the Bossert method. If you will send in your idea of plan, it will be put into architectural form, carrying out all requirements of rooms, architectural style, whether Colonial, Californian, Mission, Italian, Spanish or Swiss Chalet. Information should also be given as to the availability of local field stone for the purpose of chimney or foundation work, or if the ground is sandy or has good gravel. If the property is hilly and the ground is not reasonably level a contour map should be provided. For smaller houses which are to be built upon post foundations this is not necessary.

Foundations

THE following is a general description of foundations and foundation walls in all cases excepting where wooden posts are used.

Object of Foundations: All structures built of coarse masonry whether of stone, brick or concrete will settle to a certain extent and with a few exceptions all soils will become compressed under the weight of any building. It is therefore desirable to build a foundation that will settle uniformly so that there will be no cracks or flaws. The nature of the soil is a determining factor in designing foundations. For most buildings a sufficient idea of the soil may be obtained from the inspection of adjoining excavations, or from inquiry amongst builders who have erected buildings on adjoining lots.

Foundations on Rock: To prepare a rock foundation for being built upon, all that is generally required is to cut away the loose and decayed portion of the rock, and to dress the rock to a plane surface, or if the rock forms an inclined plane to cut a series of plane surfaces, like those of steps, for the wall to rest on. If there are any fissures in the rock they should be filled with concrete. When building on a ledge some method of draining off the water is necessary if the basement or the cellar is to be kept dry.

Foundations on Clay: Ordinary clay soil which can be kept dry will carry any usual load without trouble, but as a rule clay soils give more trouble than either sand, stone or gravel. The top of the footings must be carried below the frost line to prevent heaving and the outside face of wall should be smooth. It would be advisable to cover the outside face of the wall with a coating of Portland Cement. Between three and four feet deep is the usual depth of the frost line in the Northern States, although in some of the more northern States it is deeper. The effect of freezing and thawing on clay soils is very much greater than on other soils. The surface of the ground around the building should be graded so that the rain water will run away from the building, and in some cases subsoil drains are necessary. Wherever possible the footings should be carried all around the building at the same level. When building on a side hill precautions must be taken to exclude water from the soil.

Foundations on Sand or Gravel: Gravel gives less trouble that any other material as a foundation bed. It does not settle under any ordinary load and will safely carry the heaviest of buildings. It is not affected by water, provided it is confined laterally, and is not greatly affected by frost. Sand, when confined laterally, makes a fine foundation bed, and when the footings are all on the same level, no trouble at all will be encountered.

Foundations on Loam and Made Land: No foundation should start on loam, or on land which has been made or filled in, unless the filling consists of fine beach sand, which when settled with water is considered equal to the natural soil. Loam should always be penetrated to the firm soil beneath and when the made land or filling overlies firm earth, the footings should be carried down to the natural ground.

Footing Courses: Every foundation or bearing wall in all cases except where solid rock is encountered should rest on a footing or base projecting beyond the wall on each side. These footings for the purposes of the buildings herein described are almost invariably of concrete. They are generally made 12 inches wider (6 inches on each side) than the thickness of the wall or piers as a minimum projection. The New York building laws require footings for piers to be 12 inches wider all around for piers. The footing course is generally made 12 inches thick. In firm soils the trenches should be accurately dug so that the concrete will fill the trench. In loose soils such as gravel and sand it is generally necessary to set up planks to confine the concrete and form the sides of the footings. A mixture for concrete which will answer for almost any purpose is as follows: 2 parts of cement, 5 of sand and 9 of broken stone or gravel. Concrete should be well tamped after laying.

Foundation Walls: Foundation walls may be built of concrete, stone or brick. The question as to which of these materials to employ is most often decided by the availability of the material and the nature of the soil. In gravel or sandy soil (one with good available building sand) the most economical wall is concrete, which is an excellent material for the purpose. The walls for all buildings herein described would be not more than 12 inches thick. Good, hard ledge stone, where available, makes a good, strong wall and will stand the effects of moisture better than brick, although in order to insure absolute protection for cellars it is advisable to plaster the exterior surface with an inch thick coating of Portland Cement, in the case of brick and stone walls where the conditions seem to require it. Stone walls should never be less than 18 inches thick and are generally made 20 inches thick. They should be well bonded with full and three quarter headers. The mortar for stone walls should be of hydraulic lime or cement, and sharp and rather coarse sand. Brick foundation walls for the purposes described herein are generally made 12 inches thick. In cases where the building is to rest on masonry piers and there is no cellar, the piers, if brick or concrete, should be 12 x 12 and should extend below the frost line. The spacing of the piers depends entirely on the arrangement of the first floor girders and beams and should be designed accordingly. An important feature in building foundation walls for the buildings described in this catalog is that they shall be built in exact accordance with the measurements given in the plans and that the top surface of the walls shall be perfectly level.

Systems of Heating

THE various systems of heating for use in dwellings, are: Furnace Heating, Electric Heating, Low-pressure Steam Heating, Hot-water Heating, Gas Steam Heating, Vapor Vacuum Heating.

Furnace Heating: A hot-air furnace is a stove or heater which is cased in with iron, in such a manner as to form an air-chamber between the heater and the casing. The air enters at the bottom, passes over the heated surfaces of the heater and is then conducted by galvanized iron or tin hot-air pipes to the various rooms. The furnace is supplied with a direct supply of air from outside the building as far above the ground as the building will permit. The ducts in the cellar should be round as the air passes more freely through a round pipe than a square one. The furnace should be located at some point in the cellar which is centrally located with respect to the various out-lets, but somewhat nearer to the side from which the prevailing winds come in winter, as there is a tendency in cold weather, with a high wind blowing, for the rooms on the further side from the wind to be overheated, and those on the wind side to be underheated, and the placing of the heater as above described will tend to counteract this.

The hot-air pipes in cellar should have a pitch of one and a half inches per foot upward away from the boiler. It is desirable to keep the horizontal stacks as short as possible. It would be advisable in order to obtain the best results, to have the system laid out before the actual construction is begun so as to have all stacks, registers, etc., located to suit the construction and other conditions. Stacks should not be placed in outside walls. For residences occupying more than 1,200 square feet of ground area, hot-air is not to be recommended. Fireplaces, especially when kept in use, afford excellent ventilation where the hot-air system is used, as they keep the air in motion. The registers may be placed either in the floor or in the wall. In the Bossert houses it would be more practical to have the first floor registers placed in the floors.

Steam Heating: There are two systems of steam heating, the single pipe and the two pipe system. The former being more commonly used for residential purposes. In this system one large steam main is carried around the basement, close under the ceiling graded down from the boiler and runs to a point where the last radiator or riser is taken off, and is then connected into a return main, which conveys the water of condensation back to the boiler. In this system there is only one connection made to each direct radiator. The steam and water of condensation flow in opposite directions in the risers. There is an air-valve at the end of the horizontal return main above the water line to allow the escape of air. There is a great variety of sectional boilers on the market, some with horizontal and others with vertical sections. For buildings having more than 400 feet of direct radiation a vertical sectional boiler is to be preferred. It is made up of a number of vertical sections set one in front of the other on a cast-iron base which forms the ash-pit, and are connected together by push nipples or drums. Radiators are generally made of cast iron, the plain patterns are to be preferred as they are more sanitary and present a better appearance. Pressed steel radiators have within recent years been placed on the market. The advantage claimed for these is that they are lighter in weight and take up less room.

Hot Water Heating: The system of heating by hot water consists of circulating hot water in the radiators instead of steam. The boilers, radiators and pipes are filled with water, the flow or circulation pipes are attached to the top of the boiler and the return pipes to the bottom. The hot water rises and circulates through the various pipes and radiators—after some of its heat is given off its falls upon becoming cooler and returns back through the return pipes to the boiler and is heated over again. With every system of hot water heat there is an Expansion Tank which is generally placed in the attic. Hot water radiators have the same appearance as steam radiators, but are about one-third larger, and in planning a system, sufficient floor space should be provided and the layout should be made to allow for the clearance of doors, etc. A hot-water apparatus should be kept full of water during the summer months to prevent oxidation or corrosion of the pipes. There are two systems for piping, the one pipe and the two pipe system. For small jobs, the one pipe system may be employed. There are rules and tables for computing steam and hot water radiating surfaces, pipe sizes, etc., which may be had from any manufacturer of apparatus.

Advantages of Steam and Hot Water Systems

1. Cost: The first cost of installation generally shows that the steam heat can be installed for about one-third less than hot water on account of the hot water apparatus requiring at least one-third more radiating surface, and larger pipes and more costly fittings.

2. Operating Expense: The operating expense of the hot water apparatus is less than that of the steam on account of hot water radiators giving off heat at a water temperature in the boiler of 100°, whereas with steam no heat is given off unless the water is boiling. In very cold weather, however, there is very little difference in the amount of coal consumed for either. It would appear, therefore, that in localities where the weather conditions are severe most of the winter, that the steam heat would be the most economical installation.

Vapor System of Heating: This is a two-pipe system, in which one pipe furnishes the radiator with steam and the other carries away the water of condensation. A radiator trap is placed alongside of each radiator and the return line, and serves the purpose of holding back the steam in the radiator and letting the water of condensation and air out. The radiator trap operates automatically on the thermostatic principle. With this system is also furnished a packless inlet valve with lever handle that opens wide on a seven-eighths turn of the handle, and is placed at the top of the radiator where it is handy. The method of regulating the pressure on the boiler is the prominent feature of this system and this is brought about by means of a "pressurestat" and damper motor, the latter of which is operated by battery or house current. The pressurestat is sensitive to the slightest pressure. A thermostat can be attached in the battery circuit from a pressurestat, and an efficient temperature regulating condition attained. Where a thermostat can be used, the boiler dampers need never be touched, as the thermostat will open and close the dampers automatically as necessity requires. This system is becoming popular on account of the pressurestat and thermostat features, and also on account of the opportunity that is afforded to control and regulate the amount of steam going into the radiators, which saves fuel and adds to the comfort of the users.

Gas Steam Heating: A more simple method of house heating than this would be hard to find. The system depends on heating cast-iron steam or hot water radiators by means of a system of gas jets. Water is enclosed in the lower part of the radiator, over a system of gas jets to a depth of about one inch. The gas piping is brought up to each radiator and there are a number of jets under each radiator. From this water, steam is generated to a pressure of five pounds in about twenty minutes. When the pressure becomes five pounds, the supply of gas is reduced automatically until there is just a small quantity of gas being burned, which maintains the heat in the radiator at its maximum efficiency. The amount of water in the radiator is indicated by a glass gauge. It is a very simple matter to replenish the water when it gets low, and it is recommended to observe the gauge glass at intervals of two weeks, although in some installations the water has been known to remain at least a year without being replenished. This system uses less than two per cent of the surrounding air to induce combustion, an amount so small as to be of no practical consequence. With this system, one room or several rooms may be heated independently of the others, which is an advantage. Very little attendance is required, as there are no ashes to remove, there is no dirt and the gas supply is regulated by the gas itself. The installation is simple and economical. Cellar space is gained and the cellar is cleaner. The manufacturers claim for this a saving of 25 per cent with 80 cent gas over coal as used in the steam or hot water heating systems.

A DINING ROOM AND STAIRHALL ILLUSTRATING USE OF WALLBOARD

The Use of Wall Boards for Interior Wall Surfaces

THE use of wallboards for interior wall surfaces has developed into an extensive practice and is to be recommended for use in the Bossert Houses where smooth wall and ceiling surfaces are desired. There are several makes of wallboard on the market. Some are made of wood fibre and others of plaster surfaced with paper. In case the wood fibre board is used, no less than one-quarter inch thick material should be used. This insures an even, solid wall. They are made in various widths and lengths,

TILE STAMPED WALLBOARD WAINSCOT USED IN KITCHEN & BATH

the maximum width being sixty-four inches, and the maximum length sixteen feet. The joints are covered with wood strips or strips of the wallboard. For the ceilings the wallboard strips are to be preferred as they make a very neat appearance. For bathrooms and kitchens where a sanitary finish is desired, wallboards having a tile design stamped upon the surface are often used in the form of a wainscoting and then enameled. Illustrations of the use of the manner are here shown. For painted wall surfaces, which are coming more and more into general use from the standpoint of both sanitation and decoration, the boards may be very succes-fully used. Where papered walls are desired the plaster board should be used.

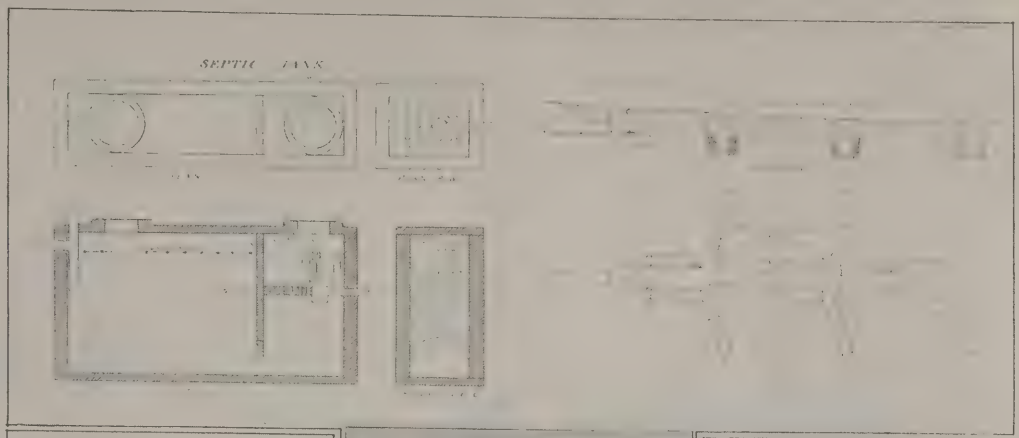
Plumbing

A SAFE and efficient system of plumbing is a matter of vital importance to every homebuilder, and, before building, one should have a general knowledge of the subject in order to be able to make sure that certain important details are not overlooked in the installation. The work to be installed by a plumber includes water supply, including the apparatus for heating the water, whether by gas or coal, the system of drainage and sewage, the plumbing fixtures, and gas piping.

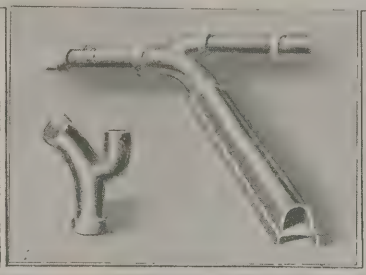
Definition of Terms: The term of "house sewer" is applied to that part of the main drain or sewer extending from a point two feet outside of the outer wall of the building to its connection with the public sewer, private sewer or cesspool. The term "house drain" is applied to that part of the main horizontal drain, and its branches inside the walls of the building and extending to and connecting with the house sewer. The term "soil pipe" is applied to any vertical line of pipe extending through the roof, receiving the discharge of one or more water-closets with or without other fixtures. The term "waste pipe" is applied to any pipe, extending through the roof, receiving the discharge from any fixtures except water-closets. The term "vent pipe" is applied to any special pipe provided to ventilate the system of piping and to prevent siphonage and back pressure. If possible, the house drain should be above the cellar floor and it should be supported on brick piers or pipe hangers, and should run as direct as possible with a fall of at least ¼" per foot. The house sewer is never less than four inches in diameter, and where rain water is run into it, it is proportioned larger according to the number of square feet of roof surfaces or other surfaces to be drained off. Every fixture should be separately trapped. There should be cleanouts or Y's arranged for in the house drain at intervals, so that it would be possible to clean it out easily in case of a stoppage. The proper way to drain an icebox is to have the icebox drain pipe discharge over an open sink in the cellar, and the sink should be located as nearly under the icebox as possible. Before being used the entire system should be tested by filling it with water to the highest opening above the roof.

Water Supply: The amount of water required for household purposes has been found to be about 25 gallons for each person, large or small. An automobile requires 9 to 16 gallons for washing. The proper diameter of supply pipes depends entirely upon the number and size of faucets that are apt to be discharging water at the same time, the urgency of the demand, the pressure, and also the number of angles in the pipe. A system is low pressure when the pressure is less than twenty pounds per square inch, and if above twenty pounds it is high pressure. Placing water pipes in exterior walls of the house is to be avoided on account of freezing. Each fixture should be controlled by separate shutoffs so that in case any one fixture may have to be removed or replaced, the shutting off of same would not interfere with the use of the other fixtures.

Fixtures: The selection of the proper plumbing fixture equipment is also a matter which should be given considerable attention. The newest catalogs of the large manufacturers illustrate a large assortment of up-to-date fixtures. There are procelain, vitreous china, and enameled iron fixtures, the porcelain being the most expensive. For a medium priced installation, enameled iron tubs, vitreous china lavatories, and porcelain or enameled iron wash tubs would answer the purpose. Built-in bathtubs are becoming very popular. If built in on three sides the precaution must be taken to have the side where the supply pipes are easily accessible. Practically all of the good fixtures manufactured today are sanitary. Some lavatories have high backs, others have no backs and stand on pedestals. Where there is no tile wall or highly enameled wall surface, the lavatory which has a back is to be preferred. If a wall lavatory is used it should be one that has concealed brackets. The pedestal lavatory makes a better appearance in the room than a high backed one. A lavatory should have an oval or "D"-shaped bowl so that the water recedes rapidly and carries sediment with it. A comparison of the bathtubs which stand on legs and those which set into the wall will show that the former are more moderate in price, and are more easily installed, and their supply and waste fittings are more accessible than the built-in type. They have the objections on the other hand that they are not easily accessible underneath or in back for cleaning purposes when set in a small space, and they do not make as good an appearance as the built-in tubs. The average size of tub is 5'-0" or 5'-6" long, and 2'-6" wide. Water-closets with low tanks are universally used in preference to the old style high tank closets on account of their appearance and the accessibility of the tank for cleaning purposes, although in the service quarters high tank closets are probably better on account of being slightly more effective and also on account of their taking up less room.



Sewage Disposal Plants



Typical Plan

Sewage Disposal

THERE are several ways of disposing of sewage on the country place from the common cesspool to the more up-to-date sewage disposal plant. The leading cesspool is a dangerous and unsanitary contrivance and is often the direct cause of water supply contamination, and has many other serious objections. The more modern idea of sewage disposal is that known as the Sub-surface System, which is most successful with the use of the settling or bacterial tank for the breaking up of the organic matter contained in the sewage to their original form, and a system of sub-surface irrigating tiles for the disposal of the tank effluent. The settling tank is generally built of masonry, beneath the surface of the ground, so that light and air are practically excluded. It is divided into two parts, by a brick or plank partition with an opening at the bottom (see illustration). In the large compartment the organic matter is decomposed, while from the smaller the effluent is withdrawn by a siphon. The siphon brings about a complete distribution through the tile field whereas a continuous discharge in one place would retard and prevent purification. The tiles which spread out in the disposal field are placed in trenches 18 to 20 inches beneath the surface of the garden or lawn, or wherever the disposal field is located. The nature of the soil governs the manner in which the tile are to be laid. If the soil is open or porous it may be laid on the graded bottom of the trench, but if it is heavy it is better to excavate the trenches wider and fill in with broken stone or gravel.

In order to deflect the flow from the siphon compartment into either of the tile absorption fields, a diverting gate is used. The entire system is beneath the ground, only the manhole covers being visible. Each plant should be planned according to requirements and to suit the conditions of the ground.

Garages

BOSSERT Garages are made of the same materials and same careful workmanship as our best grade of houses, and are therefore superior to any of the numerous garages offered for sale under the names, sectional, portable, etc.

Bossert Garages must not be compared with that class, nor must they be confused with the unlined frame buildings usually erected to the everlasting regret of the owner.

They are made of double walls with an air space insulation and paper lining assuring warmth in winter and a cool house in summer.

Bossert Garages can easily be heated and kept warm in the coldest weather. This can only be said of the Garages made of masonry and those of very good construction. The prices should therefore be compared accordingly.

While they are used for permanent Garages on the finest Estates, they are cheap enough to replace the ugly and less efficient ones. That they may be unassembled and re-erected any number of times make them very desirable for a rented place. Also this last feature gives them an exceptionally high second-hand value.

The Garages are painted any color desired before leaving factory.

They may be had in all sizes in multiples of three feet, and also may be arranged for chauffeurs' sleeping quarters.

Pitch of roofs may be altered to match surrounding buildings at slight additional charge.

Single Car Garages

	Clapboards no floor painted two coats	Shingles no floor natural	Shingles no floor painted three coats	Wooden floor
9' x 12'	$205.00	$216.00	$225.00	$10.00
9' x 15'	255.00	270.00	280.00	13.50
12' x 15'	315.00	333.00	353.00	18.00
12' x 18'	356.00	378.00	399.00	21.50
12' x 21'	415.00	441.00	468.00	25.25
15' x 18'	445.50	472.50	504.00	27.00
15' x 21'	520.00	552.00	592.00	31.50

Wooden runway for above, $5.00

Two Car Garages

	Clapboards no floor painted two coats	Shingles no floor natural	Shingles no floor painted three coats	Wooden floor
18' x 18'	$502.00	$535.00	$585.00	$32.50
18' x 21'	586.00	625.00	680.00	38.00
18' x 24'	670.00	712.00	775.00	43.50

Wooden runway for above, $10.00

Blinds for garages are not included in above prices; see page 60 for extras, such as work-benches, blinds, screens, etc.

THE following houses are of the more simple style and may be erected entirely by amateurs. Prices here are quoted F. O. B. our plant, and six per cent. of quoted price should easily cover cost of erecting the buildings.

In ordering always give model name and number of rooms desired, as well as size.

These houses are carried in stock. They have two coats of paint applied here at the factory and are entirely finished ready to erect without use of nail or screw.

Sidewalls are either clapboarded, painted two coats, or shingled, no paint.

Roofs are made of galvanized iron or shingles, not painted. Interiors are of North Carolina pine ceiling, oiled. All have the double walls same as our finest houses.

These houses are strictly portable, but are stronger and will outlast any other construction of frame buildings. For cheaper buildings, see Excelsior type.

MODELS

Long Beach	Rockaway	Adirondack
Speonk	Englewood	Hindenburg
Mineola	Amityville	Piping Rock

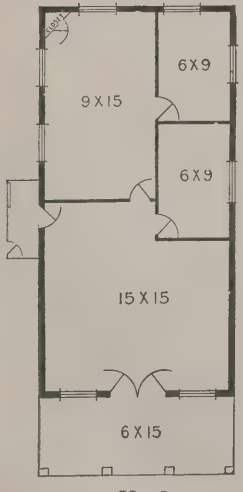
Miami Model

THIS house can be made in accordance with any of the small plans shown for The Speonk Model. We show here, however, a dew alternate layouts.

The erecting of this house can easily be accomplished by the ordinary layman, and this expense will therefore be very slight.

The partitions between rooms would extend only to plate line, but an overhead ceiling will be furnished if so requested at a very small extra expense.

The exterior is made of shingles, sidewalls painted white, and roof shingles painted of a green shade.



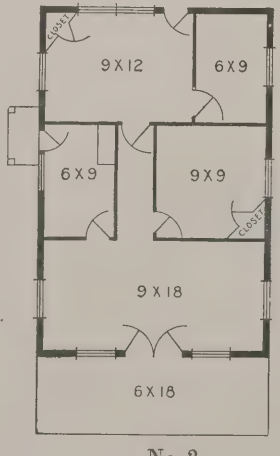
No. 1.

Prices include the corner closet as shown; uncovered stoop at side. Kitchen closet, in kitchen. Interior is oiled North Carolina pine. Porch six feet wide at front.

For Southern use we recommend that building be erected on posts about two or three feet above ground and underneath enclosed with lattice work. This would add but little to cost of building as we would fit all lattice panels here at factory.

No. 1.	15 x 30 - - - - - - -	$ 930
No. 2.	18 x 27 - - - - - - -	1,100

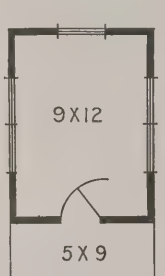
Price, F. O. B. Brooklyn



No. 2.

Englewood Model

THIS model may be had with piazza rail as pictured or, as shown on other cut, with round columns and no rail. It may also be had with shingled sidewalls and roof or clapboard sidewalls and galvanized iron roof. As in the Long Beach models prices include painting of clapboards, two coats and oiled interior. Partitions may be rearranged without extra cost. Windows or door sections will be furnished as requested. Clapboarded houses include blinds; shingled house blinds are figured extra at $2.25 per window.



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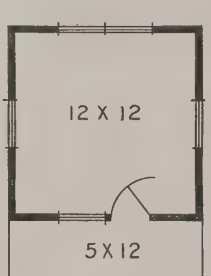

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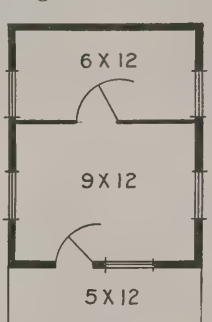
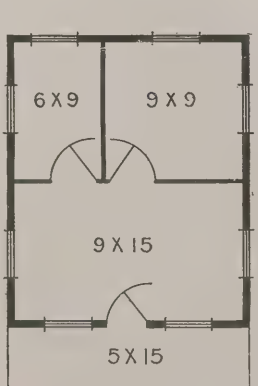


3

No. 1. 9 x 12, 1 room - - -	$250	No. 3. 12 x 15, 2 rooms - - -	$405
No. 2. 12 x 12, 1 room - - -	315	No. 4. 15 x 18, 3 rooms - - -	582

Prices F. O. B. Brooklyn

Amityville Model

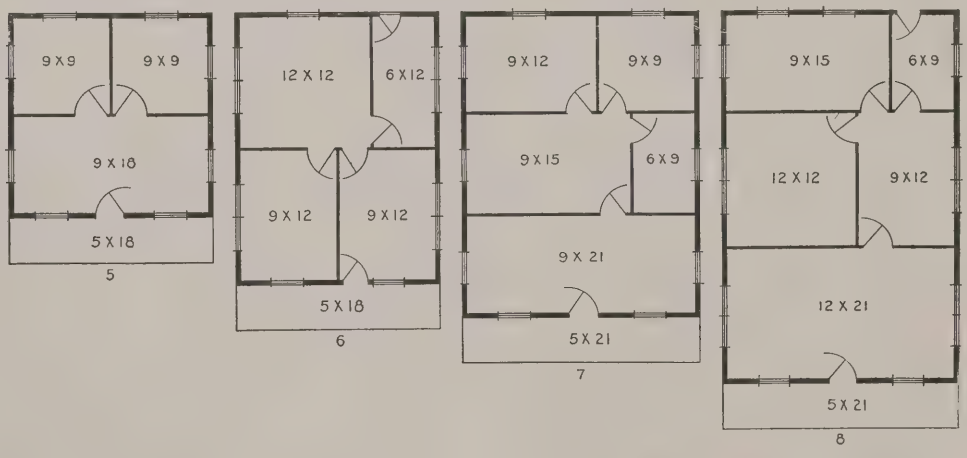


4

Speonk Model

ANY place you want, by the side of a river, at the shore of a lake; spend your vacation in your own little house. These models can be secured from stock immediately, and can be erected by you in a very short time.

Small homes always ready—you can get out where the woods are green at the very first signs of spring, and have your house waiting for you almost as soon as you decide.



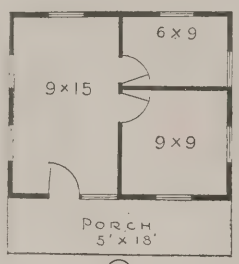
No. 5.	18 x 18, 3 rooms - - -	$ 725
No. 6.	18 x 24, 4 rooms - - -	885
No. 7.	21 x 27, 5 rooms - - -	1,150
No. 8.	21 x 33, 6 rooms - - -	1,280

Long Beach Model

EXCLUSIVE of porch, which is five feet wide on longest side. Partitions dividing rooms go only to plate line. No overhead ceiling. Blinds on all windows included in price. Any other sizes from one room up may be had in multiples of three feet.

Inside Dimensions:

No. 1.	15 x 18, three rooms . . .	$ 600
No. 2.	18 x 18, three rooms . . .	650
No. 3.	18 x 21, three rooms . . .	760
No. 4.	18 x 24, four rooms . . .	900
No. 5.	18 x 27, five rooms	1,025
No. 6.	21 x 21, three rooms . . .	875
No. 7.	21 x 24, four rooms	1,025
No. 8.	21 x 27, five rooms	1,175



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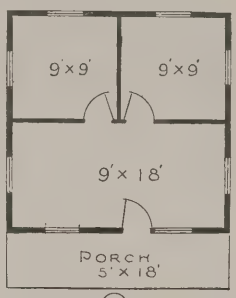

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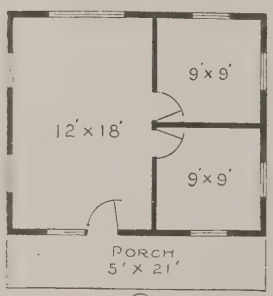

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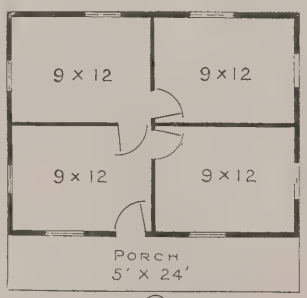

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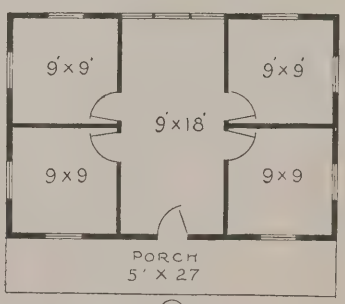

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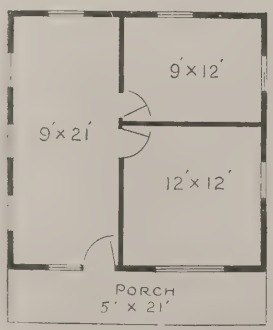

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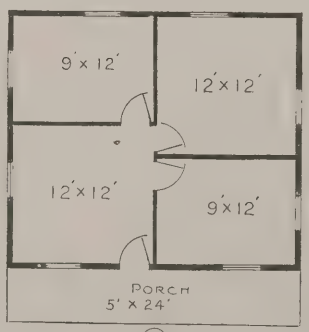

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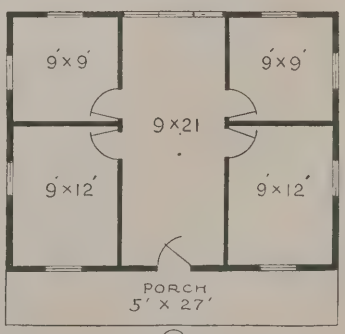


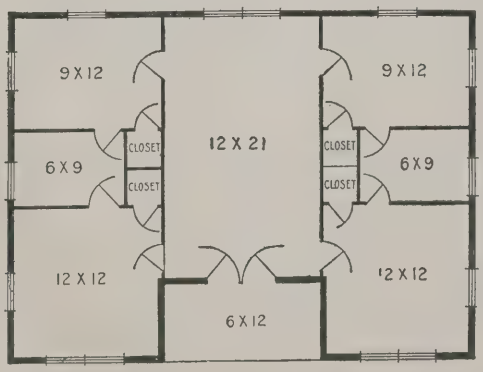
⑧

Von Hindenburg Model

THIS model was selected by the Deutches Journal of New York City as being one of the most popular models.

A duplicate of the above house was erected for them at Madison Square Garden, in New York City, during the German fair week, March, 1916.

It was donated by them to the Bazaar and was sold by chances. It was later taken down and re-erected at Bergen Beach, L. I., where it is now being used as an all-year-round house.

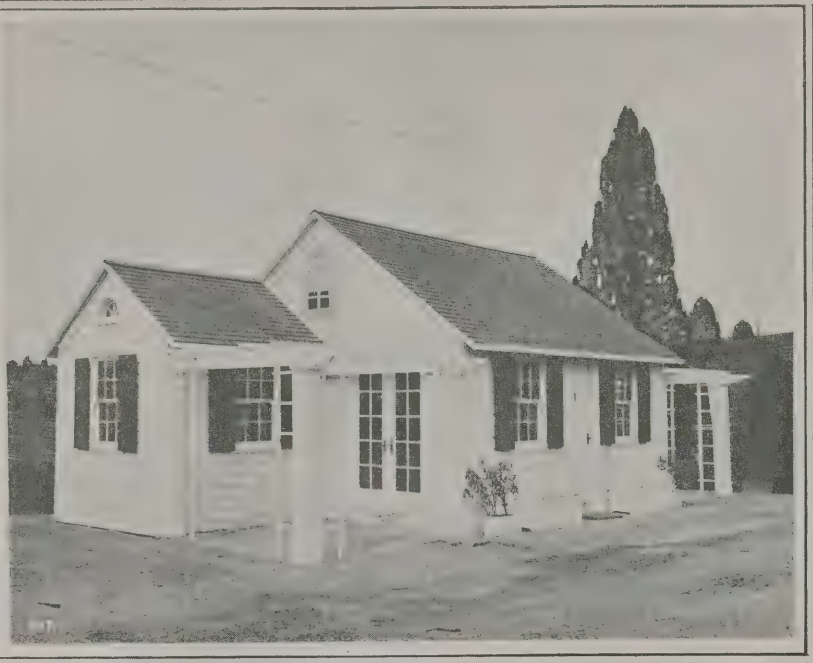


The same model can be made in any sizes in multiples of three feet.

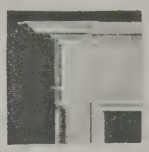
The price quoted is figured as having the living room partitions extending to roof and overhead ceiling over all the other rooms.

Price, F. O. B. Brooklyn, $1,900

·A BOSSERT ERECTED HOME·



Piping Rock Model



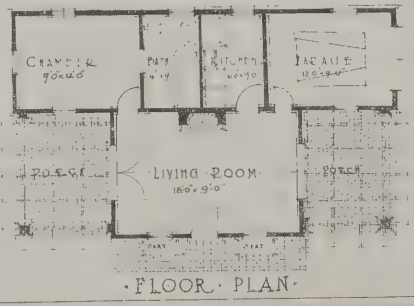
THIS building is a small but complete unit, and can, with the proper foundation work, be used as an all-year-round dwelling. The first floor should be doubled, in case it is desired to use a post foundation only.

The exterior is of shingles painted white, with the exception of the front, which is built of clapboards. Although the building here illustrated has no chimney, the location of a chimney is shown on the plan and the same can be installed without rearranging the plan. There are many good points about this house to commend itself to the home-seeker. The arrangement of plans gives to each of the three principal rooms exposure on three sides. This is unusual but very desirable as one is sure to catch the summer breezes from all directions. The house faces south, and the porches are nicely situated for the east, south or west exposure. With the proper planting of vines for the pergolas and planting about the house this type of home can be made most attractive.

Price, F. O. B. Brooklyn, $1,100.

A SMALL HOUSE AND GARAGE

Piping Rock Model



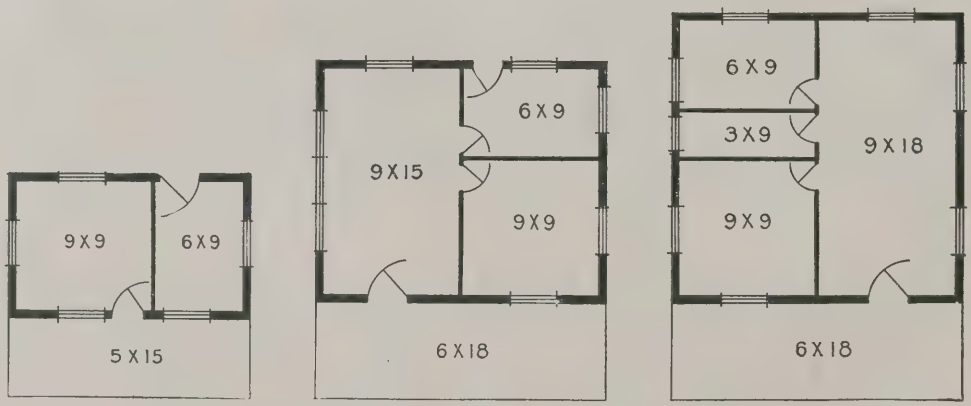
FLOOR PLAN

THE above is an exact duplicate of the house shown on opposite page with the exception of having a Garage in one wing. Size of this wing is 9' x 12' and is large enough for any of the smaller model cars on the market.

Price of this Model, F. O. B. Brooklyn, $1,100

Rockaway Model

THE Shingled model shown here looks best in natural finish, allowing the shingles to weather to a gray. While only three cuts are shown here, its design is very elastic and may be made almost any size in multiples of three feet. It makes a very pretty house for almost any location, mountains, seashore, or plains.



No. 1.	Size, 15 x 14 - - - - - - -	$315
No. 2.	Size, 18 x 21 - - - - - - -	600
No. 3.	Size, 18 x 24 - - - - - - -	700

Price, F. O. B. Brooklyn

Mineola Model

THIS is a very popular little design that has found much favor at the beaches. As in the other models it can be made of almost any size in multiples of three feet according to requirements of purchaser.

It has very great headroom and could be ceiled overhead, forming an attic of very good dimensions. The partitions are figured to go to plate line only.

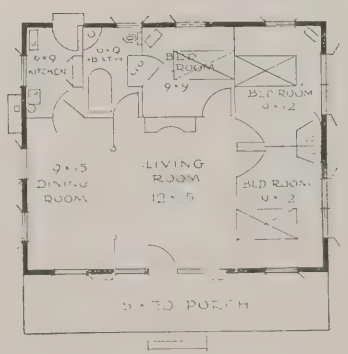
By raising house slightly and putting lattice work underneath it adds greatly to its appearance and makes the house look much larger.

Sidewalls are clapboards, painted white, green blinds, and roof is galvanized iron unpainted.

Price, F. O. B. Brooklyn, $600

Adirondack Model

ANOTHER entirely new model of Bossert's houses. A very suitable home for use at seashore or mountain. This building is made of regular sections, painted in any desired color, but would recommend for this type of building, the outside boards be stained dark brown and roof to be painted red. Price includes blinds, partitions which extend to roof, kitchen dresser and closets where shown in diagram, and rear platform for kitchen stoop. Price does not include plumbing leaders, heaters or chimneys of any kind. Lattice work under porch or posts for foundation.



This house to be had with metal roof only, on account of flatness.

Price, F. O. B. Brooklyn, $1,600

Churches

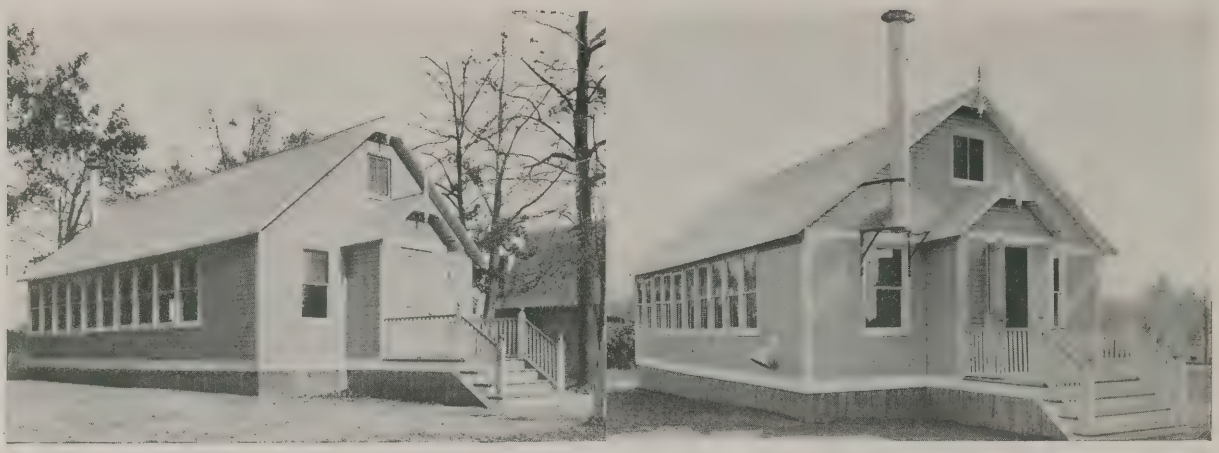
ANY progressive church must prepare for growing congregations and increased building funds. Bossert constructed churches are the ideal solution of the building problem for churches. As originally erected the church is a complete unit; as the congregation grows new units may be added, each complete, each adding to the beauty and the size of the edifice. Or when the congregation grows large enough for a grand edifice, the modest original structure may be sold to a newer and smaller congregation at very little less than the original cost. This plan may be repeated indefinitely, an impossibility with any other form of construction.

The double wall with confined air space units insures a church cool in summer and easily kept at any desired temperature during the winter months, a feature always appreciated by the congregation.

The house of Bossert can arrange complete erection, thus saving local committees all trouble and a great deal of expense.

Sizes and prices depend on size of congregation and type of structure.

Churches built after any model of church you select. Your requirements will receive immediate attention.



Two views of exteriors, showing the attractive appearance and solidity of construction

Schools

IN a growing community new schools are a necessity; the possibility of moving a school to a new location is an invaluable asset.

Bossert constructed school-houses are built of the same sections as are used in all the Bossert permanent buildings, the same method which has been endorsed by the New York City Building Department.

Though these schools are as permanent as any frame building can be constructed, the interiors are finished in natural wood, oiled, with no plaster, so that the sections may at any time be unbuilded and re-erected. This process can be repeated any number of times without marring a single feature and without the necessity of buying any new parts.

The usual design includes one row of windows on left side looking forward for light and several high windows on right side for ventilation only. The teacher's platform is usually placed against a partition across front of room around which the pupils pass to cloak room and entrance. The vestibule is a further protection from cold air entering building. There are several heaters made expressly for this type of building and we would be pleased to furnish prospective buyers with the names of such makers.

Sizes depend on number and age of pupils and quotation must be based on this information.

There is a very considerable saving in Bossert constructed schools in comparison with others. This saving includes not only the great economy in labor, etc., on the first cost, but also in freedom from repairs and the saving of fuel for heating purposes.

Two interior views, showing the sturdy beamwork, weatherproof joining and the beautiful finish

Hempstead Hospital

Hospitals

Hospital buildings must be strong, comfortable, and storm proof.

Bossert constructed hospitals have been used in so many localities from the arctic regions to the equator with the greatest success, that it would be unnecessary to say much here as to practicability.

For emergency cases these buildings prove ideal, as a great many standard sections are always kept in stock ready for immediate shipment.

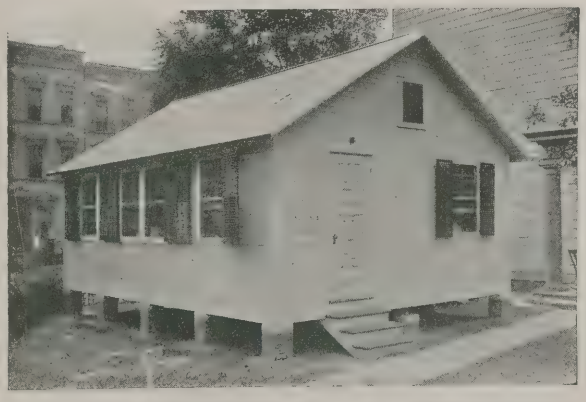
They are suitable for all-year round buildings, and when erected adjacent to any larger hospital, a steam heating line can easily be brought into the temporary building for heating. Hospital orders for emergency cases take preference of all orders in the Bossert mill. Although when erected they are fully as warm and strong as any permanent building, they may be taken down, moved and re-erected any number of times without marring a single feature.

Usually furnished in 18 feet widths, as being the most serviceable; can be furnished in any lengths in multiples of 3 feet. Conditions, however, vary and it is necessary to know all conditions and individual requirements before quoting prices.

Port Washington Hospital

Where isolation plants are to be established, nurses' and doctors' cottages, garages for ambulances, etc., can be supplied immediately.

Bossert constructed hospital buildings have been in use by the United States and Italian Governments, New York City Hospitals, both for isolated plants and for overflow patients in regular hospitals.



German Hospital for Overcrowded Condition

Barracks

As barracks are usually made of the same sizes and style as hospitals, the above regarding same will apply. These barracks can always be secured for construction and railroad jobs, where a very large number of workmen must be housed quickly but comfortably.

Prices may be had on application.

BOSSERT EXCELSIOR HOUSES

Pocono Hills Model

PAST experience in the manufacture of Bossert Constructed-houses enables us to meet the ever-growing demand for a type of house other than those constructed for all-year-round use, and we are now offering our Excelsior buildings, made in a way that will appeal, in appearance, construction and price. To make a cheap house is not a hard problem to solve, but to also make them attractive in appearance, well constructed, and at the same time portable in every part, could only be accomplished by the Bossert method of construction. While these Excelsior buildings are constructed with single walls of siding of neat design, a house suitable for moderate weather only, they may be made an all-year-round house by the application of wallboard that could be applied at any time and at a slight expense. The roof covering used on these houses is a "rubberoid" roofing or slated roofing felt which is applied when buildings are erected. It comes in rolls with all necessary nails and cement, and makes a perfectly tight roof and one that will withstand the elements for years. We do not advocate any other roof covering for these buildings. We furnish these houses in all shapes and sizes and the size timbers used in their construction depends upon the size of the building being made, but in every case they are ample, making a building fully as substantial as one erected by a local carpenter. Many of our designs follow very closely our better grade of buildings, the material used however, being No. 2 Stock. On the following pages we show designs and ground plans, and we can arrange these houses to suit almost any condition. The outside finish for these houses is either one priming coat of paint, or a coat of creosote stain which preserves the wood and is pleasing to the eye. No stain or paint is applied to the interior of the house. The many uses to which these buildings are put make them most desirable. They are used by many of the large corporations for housing workman, pay offices, etc. They have been in great demand by those establishing Bungalow Colonies. Garage owners

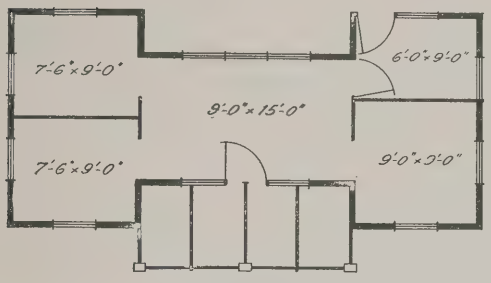
F. O. B. Brooklyn, $500

F. O. B. Brooklyn, $400

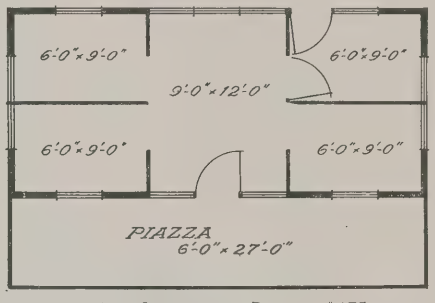
find them a very desirable addition to their country homes, for their chauffeur's families, in fact, they are used for emergency buildings wherever such a building is desired. We show only a few photos but by referring to catalog, showing the various designs, a good idea can be had of their appearance. The floor layouts are shown only as a suggestion, as these buildings like our other better houses can be made in any size in multiples of three feet. The service blank in back of book will help you lay out your house and enable us to give you an estimate on any house not shown in this book. There are no interior doors other than where shown on plans. Interior partitions go to plate line only.

Bungalow erected at Broad Channel

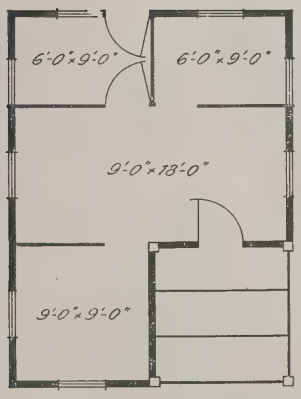
House erected for National Synthetic Co., Perth Amboy, N. J. This house is lined with wallboard and is used for housing workmen



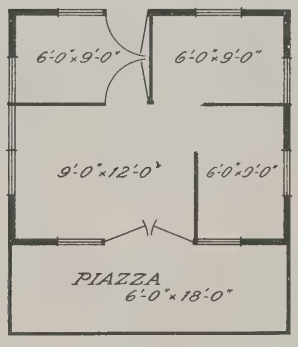
$525



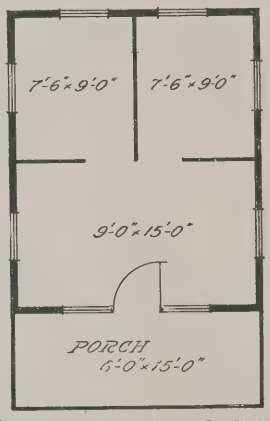
Similar type to Lenox, $475



Similar type to Bayshore, $480



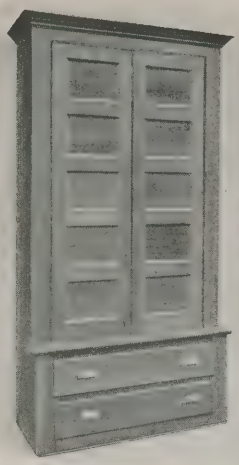
Similar type to Adirondack, $375



Similar type to Speonk, $350

Excelsior House used as a Pay Office at Edison Co.'s plant at Gold St., Brooklyn

Bungalow serving as Nurses' Home adjoining Hospital at Port Washington, L. I.



Wardrobe

Work Bench

Kitchen Closet

Extras and Accessories

Blinds, rolling slats, fitted, painted, including hardware, per window	$ 2.25
Solid shutters, fitted, painted, including hardware, per window	4.00
French casement sash, per window	2.50
Diamond light sash, per window	3.00
Screens, oiled, fitted, per window	1.50
Leaded glass, per window	According to selection
Glass in front garage doors, per pair	4.00
Medicine cabinets, white enameled, fitted to building, with beveled plate mirror, each	5.00
Corner closets, fitted to building, each	7.50
Work benches for garage, each	12.00
Kitchen closets, 3 feet wide, glazed and oiled, including hardware	15.00
Wardrobes, 3 feet wide	15.00
Interior partitions extended to roof	On application
Sections made to receive stove pipe, each, extra	1.50
Trap doors in floor, 3 x 3, each	2.75
Lattice panels for porch or to go around foundation, painted and fitted to building, per square foot	.30

Double floors with paper between, 10 cents square foot extra.

Overhead ceilings, at 10 cents square foot.

Wooden Y. P. gutters, at 10 cents per foot.

All Extras and Accessories ordered are attached and fitted to the building.

Our 32-acre plant from the creek side. In the foreground are seen the schooners "Louis Bossert" and "John Bossert"

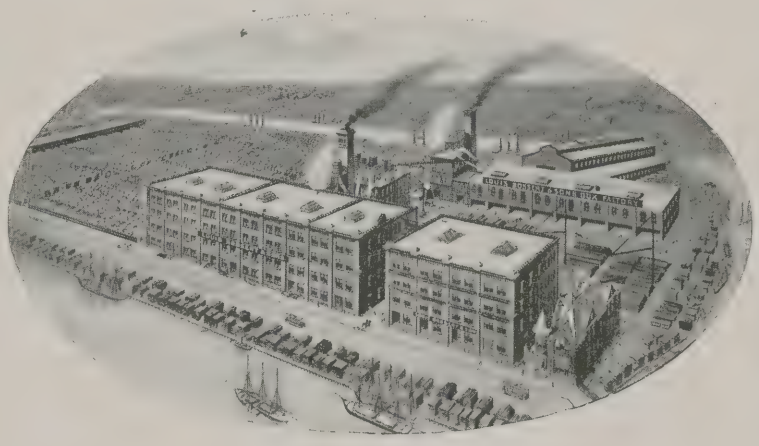
The Story of the Bossert Plant

ON both sides of Newtown Creek, on Grand Street and Maspeth Avenue, Brooklyn, New York City, the Bossert Plant covers some thirty-two acres, and has one-half mile of deep water-front all docked.

The factory buildings have more than 200,000 square feet of floor space.

All kinds of hard woods, pine timber and lumber are carried in stock, totalling about 50,000,000 feet at all times.

The large warehouses carry in stock about 50,000 sash assorted sizes, about ten carloads of glass and about 50,000 doors, in addition to a great many million feet of all varieties of mouldings.



Plant covers over 32 acres

About sixteen hundred men, experienced in making articles of all kinds from lumber, find employment in the Bossert plant.

Some of the articles manufactured and kept in stock are:

Floorings (all kinds); Roofing, Posts; Siding; Shingles; Mouldings (all kinds); Interior and exterior house trim; Columns, Caps and Bases; Grilles, Curtain Poles and Rings; Scroll sawing and turning; Porch and interior Columns; Stairs, Balusters, Newels and Rails; Boxes and Shooks; Crates; Beer and Soda-water Boxes; Window Frames; Carving and Cabinet-work; Sashes; Doors; Blinds; Sawdust; Shavings; Complete Houses.

No lumber is wasted at the Bossert plant. The surplus material is used in many kinds of by-products that insure the greatest amount

A few of our trucks and their teams on a road through the lumber yard

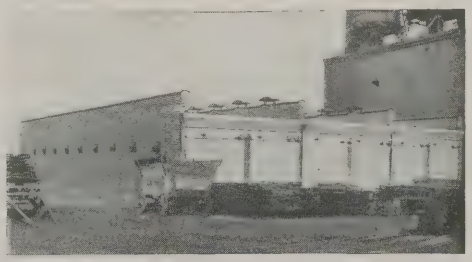
Partial view of the Glazing Shop, where high-grade glass panes are inserted in doors and windows

A Department devoted to the construction of Doors alone

of profit at the highest efficiency, enabling the setting of lower prices than would be possible if only one article were made.

Throughout the plant is machinery of the highest type, some of it especially designed to save time in the manufacture of Bossert houses.

The huge dry-kilns with their great capacity are assurance to the prospective buyer that every piece of Bossert lumber has been properly seasoned.



Dry-Kilns with a capacity of 200,000 feet per day

Export

The location of the Bossert plant is ideal for export purposes. The shipping of all the seven seas docks within easy trucking and lighterage distances from the plant. And where the orders warrant it the Bossert docks themselves can accommodate steamships or sailing vessels.

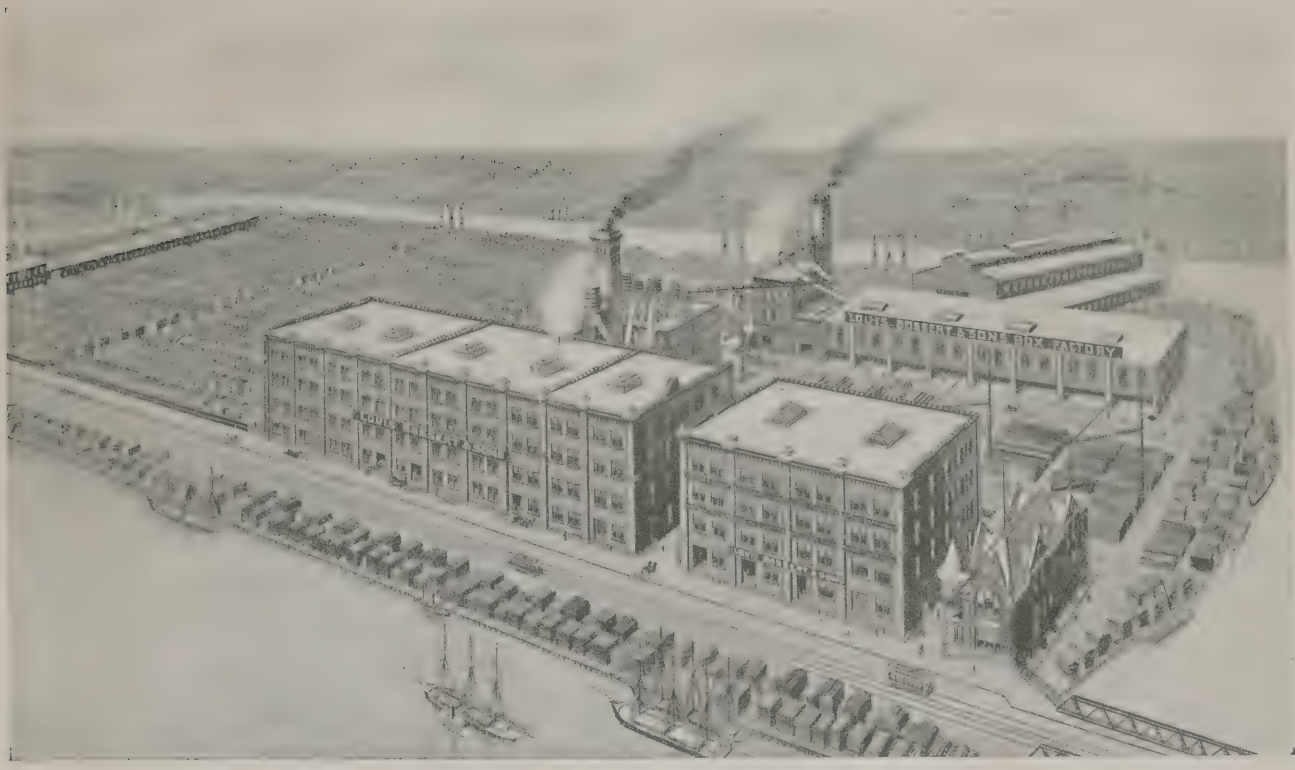
Almost within stone's throw of New York's financial district, banking and commission house connections are speedily and easily attended to from the Bossert plant.

The terms for export are the same as those for domestic orders with the exception that the purchaser must arrange for proper payment of draft when presented in New York City.

CRATING for export adds 15 per cent to catalog prices.

View of the Flooring Mill and Box Factory

Office Building as seen from the bridge side



Terms

ALL goods are quoted as F. O. B. our plant or delivered by our own trucks within twenty miles of our plant. All orders must be made on our regulation order blank and twenty-five per cent of total price must accompany each order as a deposit; balance must be paid on presentation of Bill of Lading, or where we make the delivery with our own trucks balance is due within 48 hours after notification that the building is ready for delivery. No agent or employee has authority to accept orders any other way.

All orders are rushed with all possible speed; we will not guarantee any specified time of delivery. We will endeavor to ship, however, in accordance with time desired by purchaser. All prices quoted herein are net and not subject to any discount.

Where we erect houses, erection estimate, which may be had on application, must be added to cost price in catalogue and treated as one amount, the deposit and balance being payable as above.

Some of the Owners of Bossert Houses

Mr. F. A. Vanderlip	Scarborough	New York	Garage
Mr. P. B. Bird	Lake Hopatcong	New Jersey	Playhouse
Scarsdale Estates	White Plains	New York	Garage
United States Life Saving Corps	Municipal Building	New York City	Boat Houses
Bellevue and Allied Hospitals	1st Ave. and 29th St.	New York City	House
Mr. Edward H. Lyon	520 West 27th St.	New York City	House and Garage
Mr. Henry H. Royce	Cotton Exchange	New York City	House
Countryside Magazine	Upper Montclair	New Jersey	Garage
Dulany-Vernay Company	339 North Charles St.	Baltimore, Md.	Schools
Mr. Hugh Boyd	98 New St.	New Brunswick, N. J.	Garage
Mr. James Crawford	311 Gamma St.	Glendale, L. I.	Garage
Mr. Phil. Hasslacher	Jamaica	Long Island	Garage
Anthony R. Wendell	126 Church St.	Rahway, N. J.	Garage
Mr. P. B. Bird	90 West St.	New York City	House
Mrs. Barger Wallach	Jericho	Long Island	House
Mr. Joseph P. Day	Broad Channel	Long Island	Houses
Edison Company	Foot of Gold Street	Brooklyn, N. Y.	Office
Tidewater & Western R. R. Co.	Richmond	Virginia	House
Vaughn Construction Company	Hopewell	Virginia	House
E. D. Morgan	Westbury	Long Island	Garage
Foster & Reynolds Company	Miami	Florida	House
Ammo-Phos Corporation	200 Fifth Avenue	New York City	House
Paul Gadebusch	Summit	New Jersey	Garage
Deutsches Journal	1834 Broadway	New York City	House
Dr. Fellows Davis, Jr.	White Plains	New York	House
Howard Estates Developing Co.	Howard Estates	Long Island	House
Mr. Dennis O'Brien	Amityville	Long Island	House
Ford, Bacon & Davis	115 Broadway	New York City	House
Southfield Point Company	Stamford	Connecticut	Garage
Clarence Morgan	Shelburne	Vermont	Garage
A. D. Brown	Lake Hopatcong	New Jersey	House
John F. Butler	237 Rich Avenue	Chester Hill, Mt. Vernon, N. Y.	Garage
Mr. J. H. Ridenour	Flushing	New York	House
Diocesan Mission of L. I.	Forest Hills	Long Island	Church
Mr. U. N. Bethel	Upper Montclair	New Jersey	House
Edison Company	New York City	New York	Pay Office
Mr. Walter E. Maynard	Wheatley Hills	Long Island	House
F. Dessen	11 Broadway	New York City	Garage
George A. Ellis, Jr.	Bay Shore	Long Island	Garage
Vacuum Oil Company	61 Broadway	New York City	House
U. S. Wood Preserving Co.	30th St. and East River	New York City	House
Mr. J. V. B. Thayer	80 Broadway	New York City	House
Arthur M. Morse	225 Orange Road	Montclair, N. J.	Garage
Mr. N. A. Hamann	Elka Park	New York	Garage
Mr. Herman Gold	Claraben Court Farms	Roslyn, L. I.	House
Mr. Arthur Tomalin	Allendale	New Jersey	Garage
Mr. George W. Powell	Freeport	Long Island	House
Judge I. R. Oeland	Cold Spring Harbor	Long Island	House
Mr. Muller	7 Nassau Boulevard	Garden City, N. Y.	Garage
Mr. E. J. Skeele	90 West Street	New York	House
James O. Hazard	Frenchtown	New Jersey	House
Church Extension Board	Maspeth	Long Island	Church
George E. Brightson	Oyster Bay	Long Island	Garage
Wood, Harmon & Company	Eltingville	Staten Island	House
Austin Nichols Company	Kent Ave. and N. 3d St	Brooklyn, N. Y.	Houses
Hannevig & Johnson, Inc.	Siglesjord	Iceland	House
Mr. F. H. Bissell	569 Fifth Avenue	New York City	House
Mr. C. W. Nichols	Pleasantdale Farm	E. Orange, N. J.	House
Dr. Karpen	Bergen Beach	Brooklyn, N. Y.	House
R. Matos Bernier	Ponce	Porto Rico	House
Jno. Simmons Company	110 Centre St.	New York City	House
German Hospital	St. Nicholas Avenue	Brooklyn, N. Y.	Hospital
Ludwig Farrara	Speonk	Long Island	House
E. Gerli	119 East 27th St.	New York City	Summer House and House
Lido Corporation	Long Beach	Long Island	Club House
John Zemitra	Barren Island	New York	House
L. Salvaty	Barren Island	New York	House
Town of Hempstead	Hempstead	Long Island	Hospital
Lewisohn Brothers	11 Broadway	New York City	Hospital
J. H. Burton	Woodmere	Long Island	Hospital
Port Washington Hospital	Port Washington	Long Island	Hospital
J. S. Marratt	Tuckahoe	New York	Garage
Alfred C. Fones	10 Washington St.	Bridgeport, Conn.	Garage
J. S. Browning	Port Washington	Long Island	Playhouse
Ajax Hocking Coal Company	Blue Ball, Clearfield Co.	Pennsylvania	Two Houses
Robert R. Sizer	Port Washington	Long Island	House
V. Bohlinger	Manorville	Long Island	House
Angelo Zummo	Old Mill	Long Island	House
Irving Brokaw	Mill Neck	Long Island	Sheep, Cow Barn, Garage
Obermeyer & Liebmann	Noll Street	Brooklyn, N. Y.	House

BOSSERT SERVICE BLANK

For those desiring any model in this book laid out in a different way, to suit their individual tastes, we enclose this sheet. Each square represents 3 feet. Windows, blanks and doors must be full width of square. House should not be of a greater width than 30 feet. Points of compass should also be shown on this sheet. Location of road and size of plot is very important also.

If you will roughly sketch in what you want we would be pleased to quote on your individual requirements.

LOUIS BOSSERT & SONS, Inc.